QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 152789 DEEDQC
10/19/2018 02:10:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181019-0103981

G-ANM-18-4724

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, Tn 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Leonard	**New Owner**	
(NAME)	(NAME)	**76-5-163.00**
4724 Ashley Way,		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANITA R. LEONARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW LEONARD** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Ashley Place, of record in Plat Book 7900, Page 123, amended by Surveyor's Certificate of Correction of record in Book 8307, Page 239, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Leonard and wife, Anita R. Leonard by Warranty Deed from Steven M. Turock and wife, Sharon L. Caldwell, recorded July 25, 2003 in Instrument No. 20030725-0104022, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4724 Ashley Way, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 12th day of October, 2018.

Anita R. Leonard

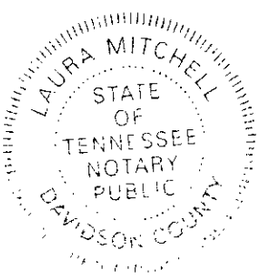
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA R. LEONARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of October, 2018.

Notary Public
My Commission Expires: 1/3/22

(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903