Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 192779 DEEDQC
02/07/2019 09:21:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190207-0011706

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 1st day of February, 2019.

NOTARY PUBLIC
My Commission Expires: 07-05-2022

ROBERT T BOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

ADDRESS OF NEW OWNER:
Darryl Rosenfeld and Jessica Leonard
3410 Old Franklin Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
New Owner

MAP: 174-00-0, **PARCEL**: 137.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Darryl Rosenfeld, a married man,** Grantor, for the express purpose of adding his wife to the title of the herein described real property to establish a tenancy by the entirety in and to the entire interest in the property previously held by the Grantor, pursuant to Tennessee Code Annotated 66-1-109, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Darryl Rosenfeld and wife, Jessica Leonard,** Grantees. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Division of the Minna E. Culbertson Land, of record in Book 5210, Page 377, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Darryl Rosenfeld, a married man, by Warranty Deed from Steven Willcox and wife, Amanda Willcox, of record in Instrument No. 20180718-0069955, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This property has an address of 3410 Old Franklin Road, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, this the 1st day of February, 2019.

Darryl Rosenfeld

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Darryl Rosenfeld, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 1st day of February, 2019.

Notary Public

My Commission Expires: 07-09-2022

ROBERT T BOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022