Karen Johnson Davidson County
Batch# 293789 DEEDQC
10/01/2019 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191001-0099891

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Sonda Leonard 119 Dellrose Dr Nashville, TN 37214	New Owner 119 DellROSE DR Nashville TN 37214	011-00-0212.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 30 day of September, 2019.

Notary Public

My Commission Expires: 2-23-21
(Affix Seal)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua Englade and Sonda Leonard,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Sonda Leonard,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, page 35, RODCT, S 13°57'45" W, 193.69 feet; thence, S 11°21'30" W, 70.42 feet; thence S 08°45'15" W, 413.95 feet; thence S 15°10'29" W, 95.05 feet; thence S 21°35'43" W, 23.77 feet, to the point of beginning, the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: S 21°35'43" W, 182.04 feet; thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 27.12 feet, and a chord bearing and distance of S 19°12'16" W, 27.11 feet; thence, S 16°48'49" W, 166.00 feet; thence with a curve to the right, having a radius of 150.00 feet, an arc distance of 208.73 feet, and a chord bearing and distance of S 56°40'38" W, 192.29 feet to an iron pin (new), in the northerly margin of Greer Road; thence with a new line, as follows: N 11°45'36" W, 419.64 feet to an iron pin (new); thence, N 88°30'02" W, 539.68 feet to a fence post (old), a corner of a tract of land which belongs to Gary H. Hahn, having a deed reference in Deed Book 7360, page 296, RODCT; thence with the boundary of said tract of land which belongs to Gary F. Hahn, as follows: N 12°22'45" W, 68.70 feet to fence post (old); thence, N 17°59'10" W, 71.29 feet to a fence post (old); thence N 29°37'21" W, 158.72 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Gary F. Hahn; thence with a new line, S 76°54'10" E, 1052.20 feet, to the point of beginning, containing 5.55 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated June 8, 2016.

Being the same property conveyed to Joshua Englade and Sonda Leonard by Warranty Deed from Ciara Properties, a Tennessee general partnership, dated November 27, 2017, recorded November 29, 2017, of record as Instrument No. 20171129-0121638, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2901 Greer Road, Goodlettsville, TN 37072.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the ____ day of September, 2019.

Joshua Englade

Sonda Leonard

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Englade and Sonda Leonard, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 30 day of September, 2019.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

