RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 325742 DEEDQC
12/05/2019 04:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191205-0125859

STATE OF TENNESSEE
COUNTY OF Davidson

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

Leslie Garside
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF DECEMBER, 2019.

D. Hardwick
NOTARY PUBLIC

My commission expires: 5/23/2023

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 615 Main St., Ste. 114, Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie A. Garside & John E. Hayes 413 Caledonian Ct. Nashville, TN 37211	Same as New Owner	172-10-0B-123.00CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and for the purpose of creating a tenancy by the entireties between the parties pursuant to T.C.A. §66-1-109; the undersigned, **Leslie A. Garside, a married woman,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Leslie A. Garside and John E. Hayes, wife and husband,** their successors and assigns, all my right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat Christiansted Valley, Phase Three, Cluster Lot Subdivision of record in Plat at Instrument No. 20060316-0030458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leslie A. Garside, unmarried woman, by Deed from Michael E. Dedmon and Stephanie E. Dedmon, husband and wife, dated September 12, 2019, recorded September 16, 2019, and appearing of record in Instrument No. 20190916-0093329, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND, this 5th DAY OF DECEMBER, 2019.

Leslie A Garside
Leslie A. Garside

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Leslie A. Garside**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 5th DAY OF DECEMBER, 2019.

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

D. Hardwick
Notary Public

My commission expires: 5/23/2023

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)