This Instrument Prepared by:
DOMINIC J. LEONARDO
603 Woodland Street
Nashville, TN 37206
615-259-1214

Karen Johnson Davidson County
Batch# 461990 DEEDQC
08/24/2020 08:17:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200824-0094897

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:

ANNA B. PARSON
2116 Quail Ridge Drive
Nashville, TN 37207

SEND TAX BILLS TO:

Synovus Mortgage Co.
800 Shades Creek Pkwy, MS101
Birmingham, AL 35209

PARCEL ID NO:

032-09-0-146

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, I, **LEON LESTER** ("Grantor") by these presents do hereby quitclaim and convey my interest in and to **ANNA B. PARSON** ("Grantee"), her heirs, successors and assigns, a certain parcel or tract of land in Nashville, Davidson County, Tennessee described as follows:

Being Lot No. 79 on the Plan of Quail Ridge, Section III of record in Plat Book 7900, Page 160 Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Anna B. Parson and Leon Lester, wife and husband by Deed from Rhonda Collins f/k/a Rhonda Williams and James Collins, Jr., wife and husband, of record in Instrument 20190815-0081652, Register's Office for Davidson County, Tennessee.

The above described tract is conveyed subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This Deed is prepared from information of a prior deed furnished by the Davidson County Assessor of Taxes without the benefit of a survey; additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property known as 2116 Quail Ridge Dr., Nashville, TN 37207.

Witness my hand this 11 day of August, 2020.

LEON LESTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **LEON LESTER,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 11TH day of AUGUST, 2020.

NOTARY PUBLIC
My Commission Expires: 1/4/21

SYLVIA TENNANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 4, 2021 SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1.00.

AFFIANT

Sworn to and subscribed before me this 12 day of August, 2020.

NOTARY PUBLIC
My Commission expires: 11-8-24

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEAL