QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 474570 DEEDQC
09/14/2020 09:45:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200914-0104259

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2020.

Notary Public

My commission expires:_____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clinton David Leonard **Elizabeth Erin Coughlin**	**Guaranty Home Mortgage Corporation**	**Map 146-08-0 Parcel 120.00**
4903 Maywood Dr.	**316 Robert Rose Drive**	
Nashville, TN 37211	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Clinton Leonard and Elizabeth Coughlin

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Clinton David Leonard and Elizabeth Erin Coughlin, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A 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. 313 on the Plan of Crieve Hall Estates, Section Five, of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clinton Leonard and Elizabeth Coughlin, both unmarried, by Warranty Deed dated October 10, 2018 from Taylor Wells and Amanda Wells, husband and wife, of record in Instrument No. 20181017-0102952, Register's Office for Davidson County, Tennessee. Clinton Leonard and Elizabeth Coughlin have since married. Clinton Leonard is one and the same as Clinton David Leonard and Elizabeth Coughlin is one and the same as Elizabeth Erin Coughlin.

The purpose of this quitclaim deed is to republish and re-title the entirety of the said property in Clinton David Leonard and Elizabeth Erin Coughlin, husband and wife.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__x__) Unimproved (____) property, known as: **4903 Maywood Drive, Nashville, TN 37211**

Witness my/our hand(s) this **2nd** day of **September, 2020.**

Clinton David Leonard

Clinton Leonard aka Clinton David Leonard

Elizabeth Erin Coughlin

Elizabeth Coughlin aka Elizabeth Erin Coughlin

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 **Clinton Leonard aka Clinton David Leonard and Elizabeth Coughlin aka Elizabeth Erin Coughlin,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **September, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON