QUITCLAIM DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th DAY OF Sept, 2020.

NOTARY PUBLIC

My Commission expires: 11-8-2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

THIS INSTRUMENT PREPARED BY:

Thomas Longaberger, Attorney 209 Gann Drive, Nashville, TN 37210

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Patricia A. Ledwell	Owner	91-10-166
5701 Leslie Avenue		
Nashville TN 37209		

(ADDRESS) (CITY) (STATE) (ZIP) | (ADDRESS) (CITY) (STATE) (ZIP)

Karen Johnson Davidson County
Batch# 478114 DEEDQC
09/17/2020 02:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200917-0106824

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Christopher John Ledwell, the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Patricia A. Ledwell, the Grantee

hereinafter referred to as Grantee, all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being part of Lot no. 41 on the plan of B.F. Cockrill Farm, as shown on plat of record in Book 11001 PPage 129, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING in the center of Leslie Street at a point 200 feet East of the easterly margin of Snyder Avenue: thence with the center of said street, eastwardly 50 feet; thence South 20-1/4 degrees West 165 feet to the northerly margin of an alley; thence with the said alley, westwardly 50 feet; thence North 20-1/4 degrees East 165 feet to the point of BEGINNING.

BEING the same property conveyed to John M. Ledwell and Patricia A. Ledwell by Quit-Claim Deed of record in instrument no. 20131003-0103834 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as: **5701 Leslie Avenue Nashville TN 37209**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of Sept. 2020.

Christ John Ledwell

Christopher John Ledwell

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named—**Christopher John Ledwell**, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of Sept 2020.

My Commission expires: 7-3-2023

Notary Public

JOY MARION HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212