Karen Johnson Davidson County
Batch# 532941 DEEDQC
12/14/2020 12:52:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201214-0146895

THIS DOCUMENT PREPARED BY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 8th day of December, 2020. Notary Public My Commission Expires: 3/7/23

Brian S. Shelton
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

CELESTE TORGERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Karl F. Wilkens and wife, Amy Leopard 1210 Carl Seyfert Memorial Drive Brentwood, Tennessee 37027	SAME	145-14-55.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Amy Leopard**, hereinafter called the Grantor, has quitclaimed, and by these presents does transfer, convey, release and quitclaim unto **Karl F. Wilkens and wife, Amy Leopard, as tenants by the entirety**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record. Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

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

This is improved property known as 1210 Carl Seyfert Memorial Drive, Brentwood, Tennessee 37027.

WITNESS my hand this 8th day of December, 2020.

Amy L Leopard

Amy Leopard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Leopard, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of December, 2020.

My Commission Expires: 11/6/2021

BRIAN S SHELTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot 17 on the Plan of Galaxy Estates, of record in Plat Book 4147, Page 77, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy Leopard by deed from Robert P. Jones and wife, Judith Ann Jones of record in Instrument No.20111222-0099970, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.