Karen Johnson Davidson County
Batch# 533212 DEEDQC
12/14/2020 02:52:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201214-0147205

Commitment Number: 27443156
Seller's Loan Number: 20220644398

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Patrick Eric Leonard and **Amy Leonard**, 304 PARMLEY LN., NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
049-10-OA-101.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Patrick Eric Leonard, grantor, a married man, whose mailing address is **304 PARMLEY LN., NASHVILLE, TN 37207**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Patrick Eric Leonard** and **Amy Leonard, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **304 PARMLEY LN., NASHVILLE, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 304 PARMLEY LN., NASHVILLE, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20191219-0130934 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 049-10-OA-101.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Nov. 03, 2020:

Patrick Eric Leonard

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 3, 2020 by **Patrick Eric Leonard** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
COUNTY OF DECEMBER 19, 2023

Notary Public

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 3 day of Nov., 2020.

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

(Seal)

Affiant

Patrick Eric Leonard
Print Name

Jana Drury
Notary Public

My commission expires:

12-19-23

Jana Drury
Print Name

Order No.: 27443156

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Final Plat for Parmley Cove, Phase 1 of record in Plat at Instrument No. 20130417-0038081, 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 properly conveyed to Michael Gutierrez and Autumn M. Gutierrez, husband and wife, tenants by the entirety with rights of survivorship by Quitclaim Deed from Misael Gutierrez, married to Autunm M Gutierrez, who took title as Autumn M. Dunn of record in Instrument No. 20160504-0044092 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 04, 2016. This conveyance is subject to any and all restrictions and easements of record.

Assessor's Parcel No: 049 10 0A 101.00

True Copy Cerification

I, Dana Bajet, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Dana Bajet
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Dana Bajet, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries