Karen Johnson Davidson County
Batch# 557756 DEEDQC
01/21/2021 08:13:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210121-0008931

| FROM: | TO: |
|---|---|
| **Leon Buggs** | **Leslie Nicole Buggs** |

# Quitclaim Deed

| Name & Address of Property Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Leslie Nicole Buggs**<br>**204 Macfie Drive**<br>**Madison, Tennessee 37115** | **Leslie Nicole Buggs**<br>**204 Macfie Drive**<br>**Madison, Tennessee 37115** | Map & Parcel: 03316007100 |

This Instrument Was Prepared By:

Renard A. Hirsch, Sr.
SMITH & HIRSCH, PLC
Skyline Professional Building
3250 Dickerson Pike, Suite 121
Nashville, TN 37207
Telephone 615-242-5003

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
The actual consideration for this transfer is $-0-.

Leon Buggs
*Affiant*

Subscribed and sworn to before me on this 12th day of January 2021.

Renard A. Hirsch, Sr.
*Notary Public*

RENARD A. HIRSCH, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

My commission expires: _____

KNOW ALL MEN BY THESE PRESENTS that for good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **Leon Buggs**, hereby convey, remise, release and quitclaim unto **Leslie Nicole Buggs**, in fee simple absolute, his successors and assigns, the following described tract or parcel of land, in Davidson County, Tennessee, to wit:

Being Lot No. 52 on the Plan of Primrose Meadows, Section 1, as of record in Book 4675, page 18, Register's Office for said County.

Being part of the property conveyed to Cherokee Mortgage Corporation, by deed from Jones Homes, Inc., as of record in Book 4960, page 697, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4737, page 801, said Register's Office.

This conveyance is further made subject to a reservation to the Grantor, its successors and assigns, of a perpetual easement for egress, ingress and regress over and upon the driveway bordered by a rock wall constructed on the northwesterly corner of Lot No. 52 which reservation is approximately 5 feet by 16.5 feet as shown on a survey made by Robert Dishner, dated May 22, 1976.

Being the same property conveyed to Leon Buggs, by deed from the Estate of Virginia B. Hickam by Personal Representatives' Deed of record as Book Instrument Number 20210121-0008930 Register's Office, Davidson County, Tennessee.

This improved property known as 204 Macfie Drive, Madison, Davidson County, Tennessee

37115.

Virginia B. Hickam and Virginia Ann Hickam are one and the same.

Said property is conveyed pursuant to the terms and conditions of the Last Will and Testament of **Virginia B. Hickam, Deceased**, of record in the Circuit Court of the State of Tennessee, at Davidson County, Probate Division, Docket No. 20P1052, and subject to such limitations, restrictions, and encumbrances as may affect the premises.

**WITNESS** our hands this 12th day of January, 2021.

**By:** Leon Buggs
**Leon Buggs**

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STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me the undersigned notary public in and for said County and State the within named **Leon Buggs**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes therein contained.

WITNESS my hand at office on this 12th day of January, 2021.

RENARD A. HIRSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Renard A. Hirsch
NOTARY PUBLIC

My commission expires:

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