Karen Johnson Davidson County
Batch# 635185 DEEDQC
05/13/2021 11:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210513-0064709

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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Nashville, Tennessee 37215
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(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--

AFFIANT

Subscribed and sworn to before me, this 10th day of May, 2021.

Notary Public

My Commission Expires: Sept. 7, 2021

AMBER S. GILLILAND NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY MY COMM. EXP. SEPTEMBER 7, 2021

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Ashley R. Leech 714 Fox Ridge Drive Brentwood, Tennessee 37027	-SAME-	160 14 0C 014.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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, **Leonard E. Leech**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Ashley R. Leech**, hereinafter called the Grantee, and the Grantee's heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 6th day of May, 2021.

Leonard E. Leech

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leonard E. Leech, the bargainor, 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 6th day of May, 2021.

My Commission Expires: Sept. 7, 2021

Notary Public

AMBER S. GILLILAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMM. EXP. SEPTEMBER 7, 2021

EXHIBIT A

Legal Description

Land in Davidson County, TN, being Unit No. 714 on the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, Pages 376 and 377, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darek Leonard Leech by deed from Robert C. Hardin and wife, Marie-Josee Bouvet-Hardin, of record in Book 11552, page 895, Register's Office for Davidson County, Tennessee. Darek Leonard Leech and Darek L. Leech are one and the same person.

Darek L. Leech died intestate on November 9, 2019. The sole heir-at-law of Darek L. Leech is evidenced by a certain Affidavit of Heirship of record as Instrument No. 20210428-0056997, Register's Office for Davidson County, Tennessee.

This is improved property known as 714 Fox Ridge Drive, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

