Karen Johnson Davidson County
Batch# 695643 DEEDQC
08/12/2021 08:17:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210812-0108598

PREPARED BY:

Justin S. Tanner, Attorney
5865 Ridgeway Center Parkway
Suite 300
Memphis, TN 38120
T: (901) 443-0145

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, MARSHA B. LEGGETT, a single woman ("Grantor"), does hereby quitclaim and convey unto MARSHA B. LEGGETT, Trustee of THE MARSHA B. LEGGETT REVOCABLE LIVING TRUST, dated August 5, 2021 ("Grantee"), its successors and assigns, all of his right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee being Lot No. 234 on the Map of Dalewood, Section IV, as of record in Book 1835, Page 21, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.
>
> BEING the same property conveyed to Marsha B. Leggett by deed from Thomas Gary Davenport and wife, Norma Sue Davenport dated July 29, 1988, and of record in Deed Book 7622, page 114-116, in the Register's Office for Davidson County, Tennessee.
>
> Parcel I.D.: 072 08 0 180.00

This is improved property and is commonly known as 2323 Fernwood Drive, Nashville, TN 37216.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5 day of August, 2021.

GRANTOR:

Marsha B. Leggett
MARSHA B. LEGGETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Teresa R. Lundine, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MARSHA B. LEGGETT, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 5 day of August, 2021.

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Teresa R Lundine
Notary Public

My commission expires: 6-21-25

(FOR RECORDING DATA ONLY)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, this transfer is exempt from transfer tax under T.C.A. §67-4-409(a)(3)(F).

Marsha B. Leggett
Affiant

Subscribed and sworn to before me this 5 day of August, 20__.

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Teresa R Lundine
Notary Public

My commission expires: 6-21-25

Property address:
2323 Fernwood Drive
Nashville TN 37216

Map & Parcel Nos.:
072 08 0 180.00

New Owner / Tax Bill / Return To:
MARSHA B. LEGGETT, Trustee of THE MARSHA B. LEGGETT REVOCABLE LIVING TRUST, dated _____, 20__
2323 Fernwood Drive
Nashville TN 37216

Conveyance tax	EXEMPT
Recording fee	$10.00
Register's fee	$ 0.00
DP Fee	$ 2.00
Total	**$12.00**