Prepared By:
Holly Marie Macias

After Recording Return To:
1309A Stainback Ave
Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch# 757858 **DEEDQC**
11/18/2021 01:57:37 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20211118-0153794

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 , Affiant
Subscribed and sworn before me this the
18 Day of November, 2021.
Brandi Wells, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 16, 2021 THE GRANTOR(S),

- Holly Marie Macias, a married person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Brian Leonard, a single person, residing at 1309A Stainback Ave, Nashville, Davidson County, Tennessee 37207

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer as part of the division of property in a divorce

Tax Parcel Number: 07115051400

Mail Tax Statements To:
Brian Leonard
1309A Stainback Ave
Nashville, Tennessee 37207

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 11/17/21

Holly Marie Macias
513 E Oak St
Louisville, Kentucky, 40203

State: Washington
County: Pierce AC
[illegible], ss:

This instrument was acknowledged before me on this 17th day of November, 2021 by Holly Marie Macias.

AMBER D CHRISTIAN
Notary Public
State of Washington
Commission # 21017961
My Comm. Expires Jun 4, 2025

Notary Public

Remote Online Notary Public
Title (and Rank)

My commission expires 06/04/2025

Acknowledged before me Amber D. Christian, Remote Online Notary, this 17th day of November, 2021 by, Holly Marie Macias who produced a driver license as identification along with multi-factor authentication and audio/video recording to be notarized online

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

Affiant
Affiant's Name: Holly Marie Macias

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 108, ON THE PLAN OF HIGHLAND LAND COMPANYS SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 14, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) 2013 TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES; (2) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 14, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL, RECORDED AND UNRECORDED, ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES.

DEED TYPE: WARRANTY DEED BETWEEN KUDZU REAL ESTATE, INC. AND BRIAN LEONARD AND WIFE, HOLLY MARIE MACIAS
DATED: 8/23/2013 RECORDED DATE: 8/26/2013 IN INSTRUMENT NO. 20130826-0089591.
CONSIDERATION: $10.00

PARCEL ID: 071 15 0 514.00

Certificate of Authenticity

I, Brian Leonard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/18/2021.

Date

Affiant Signature

11/18/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of November, 2021.

Notary's Signature

My Commission Expires: 09/08/2025

Date

Notary's Seal (if on paper)

