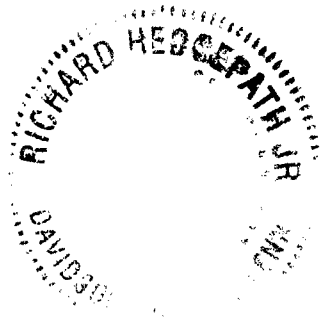
QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ None
Subscribed and sworn before me this the 15th day of January 2021

Frances Elizabeth Leahy
Affiant

NOTARY PUBLIC: Richard Hedgepath
My commission expires: 03-07-2023

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Paul E. Leahy and Frances E. Leahy	Same	141 12 0B 101.00
7148 Bay Cove Trail		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of One Dollar ($1.00) and for the express purpose of dividing property between spouses in a divorce action in the **Circuit Court for Davidson County, Tennessee, docket #21D-59**, pursuant to the Marital Dissolution Agreement filed in said divorce case, and for the purpose of creating a joint tenancy in common with right of survivorship, We, **PAUL E. LEAHY AND FRANCES E. LEAHY,** hereinafter referred to as Grantors, by these present do hereby quitclaim, transfer and convey to **PAUL E. LEAHY AND FRANCES E. LEAHY AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter referred to as Grantees, their successors and assigns, all of our right, title, equity, and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 79, Phase 5 on the Plan of Southampton of record in Plat Book 6900, Page 217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul E. Leahy and Wife, Frances E. Leahy by warranty deed from Frank Davis Construction Company, Inc., of record in Book 10128, Page 983, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6120, Page 450; Book 6231, Page 63; Book 7140, Page 345; Book 6323, Page 132; and, Book 7155, Page 372, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 776390 DEEDQC
12/17/2021 02:25:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211217-0167330

This is improved property known as: **7148 Bay Cove Trail, Nashville, TN 37221.**

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

Witness our hands this 15th day of January 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PAUL E. LEAHY - Grantor

FRANCES E. LEAHY - Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAUL E. LEAHY and FRANCES E. LEAHY**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and they acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January 2021.

NOTARY PUBLIC:

My commission expires: 03-07-2023

