Karen Johnson Davidson County
Batch# 806797 DEEDQC
02/16/2022 11:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220216-0018024

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2028627

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Anthony Thomas Leo and **Carey Nelson Burch Leo**, 7060 RIVER ROAD PIKE
NASHVILLE, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
101-00-0-120-00

QUITCLAIM DEED

Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Anthony Thomas Leo, married to grantee, hereinafter grantor, whose tax-mailing address is **7060 RIVER ROAD PIKE NASHVILLE, TN 37209**, without consideration paid, grants and quitclaims to **Anthony Thomas Leo** and **Carey Nelson Burch Leo**, husband and wife as tenants by the entirety, hereinafter grantees, whose tax mailing address is **7060 RIVER ROAD PIKE NASHVILLE, TN 37209**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property as conveyed from Norman Jay Jeter, married to Anthony Thomas Leo, a single man, their successors, heirs and assigns as set forth in Deed Instrument #20210714-0094662 dated 07/09/2021, recorded 07/14/2021, DAVIDSON County, TENNESSEE.

Parcel ID: 101-00-0-120-00

Executed by the undersigned on January 18, 2022:

Anthony Thomas Leo

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on JAN 18, 2022 by **Anthony Thomas Leo** who is personally known to me or has produced TN DA LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

J. MICHAEL COMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of JAN, 2022.

J. MICHAEL COMBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

(Seal)

Affiant

Anthony Thomas Lee
Print Name

Notary Public

My commission expires:

9-6-2022

J. MICHAEL COMBS
Print Name

CTIC# _____

EXHIBIT A
(LEGAL DESCRIPTION)

Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Southerly right-of-way of River Road, the same being the Northeast corner of the Gerald D. Russell property; thence along the right-of-way of said road S 71 deg. 134 31" E 62.18 feet to an iron pin; thence continuing S 68 deg. 36 13" E 157.59 feet to an iron pin; thence S 07 deg. 16 15" W 571.98 feet to an iron pin; thence N 81 deg. 43 40" W 106.00 feet to an iron pin; thence N 50 deg. 38 57" W 12715 feet to an iron pin; thence N 07 deg. 16 15" E 160.08 feet to an iron pin; thence N 07 deg. 16 15" E 394.07 feet to the point of beginning, according to a survey of Randolph L. Chapdelaine on 12/06/85.

Tax ID: 101-00-0-120-00

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 1-18-2022 (date of document).

Courtney Kern
Affiant Signature

2/7/2022
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 7 day of February, 2022.

Suzanne G Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145