RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 813816 **DEEDQC**
03/02/2022 11:28:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220302-0023630

♦♦ TENNESSEE QUITCLAIM DEED ♦♦

This Indenture, Made this 1 day of February, 2022, between **Claire Saint-Leon and Michael Saint-Leon**, of Davidson County, in the State of Tennessee, parties of the first part, and **Michael Saint-Leon**, of Davidson County, in the State of Tennessee, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, do hereby QUITCLAIM all of their right, title, and interest unto the said party of the second part in the following described premises, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, on the Franklin Limestone Road and more particularly described as follows:

Beginning at a point in the center of Franklin Limestone Road on the south corner and running in an easterly direction 425 feet to a sycamore tree; thence in a northwesterly direction 169 feet to a small persimmon tree; thence easterly 300 feet to a point in the center of said Franklin Limestone Road; thence with the center of said road, 122 feet to the beginning and containing an acre, more or less.

Being the same property conveyed to Claire Saint-Leon and Michael Saint-Leon by Warranty Deed from Joel R. Chesson, dated October 4, 1988, and recorded in Book 7671, Page 763, in the Register's Office for Davidson County, Tennessee, on October 6, 1988

upon by the person or persons to whom it is addressed, and is not to be relied upon by any other person or persons for any reasons or purposes whatsoever, and the preparer of this instrument otherwise makes no representations of any kind to any persons as to the status or quality of the title, or as to any restrictions, zoning, or fitness for any particular use, or the accuracy of the description, or of the amount of acreage or square footage, or of the compliance with any applicable Planning Commission regulations or requirements, subdivision restrictions, covenants and conditions, or of the legal disability or competency of any party to this instrument, or as to any other matters. The preparer of this instrument has provided no legal advice or counseling to any party to this transaction concerning any federal or state tax consequences of this transaction, and any affected party hereto is advised to seek the advice of a competent tax attorney or a certified public accountant with respect thereto prior to closing. The preparer of this instrument has not acted as Settlement Agent or Closing Agent with respect to this transaction unless same is documented by all customary Settlement Documents and Closing Statements, or as may be required in conformity with law, as applicable, and signed and fully executed by all necessary parties to such transaction.

and all the estate, right, title, and interest of the parties of the First part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein.

IN WITNESS WHEREOF the said parties of the first part have executed this instrument the day and year first above written.

Claire Saint-Leon

Michael Saint-Leon

STATE OF OHIO
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, a Notary Public for the aforesaid State and County, **Claire Saint-Leon**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1 day of FEBRUARY 2022.

FOR CLAIRE SAINT LEON

KATRINA TRAYLOR NOTARY PUBLIC STATE OF OHIO MY COMM. EXP 05/14/2024

Katrina Traylor

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for the aforesaid State and County, **Michael Saint-Leon**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of March, 2022.

NOTARY PUBLIC

JENNIFER GRUCCI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 3/21/26

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of March, 2022.

NOTARY PUBLIC

JENNIFER GRUCCI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 3/21/26

PROPERTY OWNER AND RESPONSIBLE TAXPAYER:

Michael Saint-Leon

Address: 456 Franklin Limestone Road
Nashville, TN 37217

Map & Parcel #
135 00 0 046.00