Karen Johnson Davidson County
Batch# 841372 DEEDQC
04/18/2022 03:23:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220418-0044422

QUITCLAIM DEED

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.

Affiant

Subscribed and sworn to me on April 14th, 2022.

NOTARY PUBLIC

My Commission Expires: 05/22/2023

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY
Richard W. Sebastian
330 Commerce Street, Suite 110
Nashville, TN 37201

NOTE: THIS QUITCLAIM DEED WAS PREPARED BY INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED BY THE PREPARER

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
LeAnne Sain Tucker 1739 Park Terrace Lane Nolensville, TN 37135	Legacy Home Loans, LLC DBA Steadfast Mortgage 4004 Hillsboro Pike, Suite 216B Nashville, TN 37215	188-10-0A-285.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES T. SAIN, UNMARRIED MAN**, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto **LEANNE SAIN TUCKER, UNMARRIED WOMAN,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Carothers Crossing, Phase 7, Section 1B of record in Plat at Instrument No. 20200910-0103222, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to LeAnne Sain Tucker, unmarried woman, and Charles T. Sain, unmarried man, by Warranty Deed from

Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20220418-0044420, in the Register's Office for Davidson County, Tennessee, dated April 14th, 2022 and recorded April 18, 2022.

The subject property is not now nor has it ever been the primary residence of the Grantor herein.

WITNESS my hand this 14th day of April, 2022.

CHARLES T. SAIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Charles T. Sain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 14th day of April, 2022.

Notary Public, State of Tennessee

My Commission Expires: March 7, 2023

