Karen Johnson Davidson County
Batch# 909150 DEEDQC
08/29/2022 09:04:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0096920

This Instrument Prepared By:
James C. Bradshaw III
Wyatt, Tarrant & Combs, LLP
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos:
Tammy Jean Leslie Kirkman 5215 Little Marrowbone Road Ashland City, Tennessee 37015	Same	Map 036-00-0 Parcel 025.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Howard Ray Leslie and wife, Sammie Lee Goodman (collectively referred to as "Grantors"), hereby quitclaim and convey unto Tammy Jean Leslie Kirkman ("Grantee"), her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee (the "Property") described as follows:

> Being a tract of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made August 5th, 1968, by Parrish Engineers, Inc. as follows:
>
> Beginning at a point in the center of Little Marrowbone Road, the northeast corner of this tract and also the northeast corner of the entire tract belonging to G. D. Leslie and wife, Lillie M. Leslie; thence leaving said highway north 88◦ west 426.20 feet to an iron stake by a Gum Tree; thence S 59° 04' E. 372.00 feet to the center line of Little Marrowbone Road; thence N 31° 14' E. 206.22 feet to the point of beginning, containing 0.88 acres.
>
> Being the same property conveyed to Howard Ray Leslie and wife, Emma Jean Leslie, by deed from G. D. Leslie and wife, Lillie M. Leslie, of record in Book 4686, page 928, Register's Office for Davidson County, Tennessee. Emma Jean Leslie having since died.

This is improved property known as 5030 Little Marrowbone Road, Ashland City, Tennessee 37015. At no time was it the Grantors' primary residence or secondary residence. The Property is conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 25 day of August, 2022.

GRANTORS:

Howard Ray Leslie

Howard Ray Leslie

Sammie Lee Goodman

Sammie Lee Goodman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Tammy Jean Leslie Kirkman

Tammy Jean Leslie Kirkman

Subscribed and sworn to before me, this 25 day of August, 2022.

Pamela Y. Gambel

Notary Public

My Commission Expires: _____

PAMELA Y. GAMBEL
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 07/07/2025

*The preparer of this Quitclaim Deed has done so to facilitate a transfer from Grantors to Grantee without the benefit of title work. The preparer has not reviewed a survey or restrictive covenants, etc. for purposes of the conveyance.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Howard R. Leslie, a Notary Public in and for said State and County, Howard Ray Leslie, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25 day of August, 2022.

PAMELA Y. GAMBEL STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 07/07/2025

Pamela Y. Gambel
Notary Public

My Commission Expires:
_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sammie L. Goodman, a Notary Public in and for said State and County, Sammie Lee Goodman, the within named bargainor, 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 seal at office this 25 day of August, 2022.

PAMELA Y. GAMBEL STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 07/07/2025

Pamela Y. Gambel
Notary Public

My Commission Expires:
_____

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