Karen Johnson Davidson County
Batch# 959041 DEEDQC
01/09/2023 10:16:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230109-0001617

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Thomas Leonard** **116 Lake Chateau Drive** **Hermitage, TN 37076**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **097 08 0A 116.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

HARVEY STOUT and JANET STOUT, husband and wife,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

THOMAS LEONARD,

HEREINAFTER called the GRANTEE, his heirs and assigns, all right, title and interest in a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Unit C-4, together with carport designated No. 16 on the Plan of Lake Chateau Condominiums, of record in Book 6250, Pages 607-610, as amended in Book 7025, Page 380, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randal Scott Stout by Warranty Deed from Vickie Curtis, of record in Instrument No. 20220112-0004235, Register's Office of Davidson County, Tennessee.

Randal Scott Stout having passed away intestate, leaving his parents, Janet and Harvey Stout as his heirs, as evidenced by Affidavits of Heirship, of record in Instrument Nos. _____ and _____, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as **116 Lake Chateau Drive, Hermitage, TN 37076.**

WITNESS OUR HANDS this the 22 day of 12, 2022.

Harvey Stout
HARVEY STOUT

Janet Stout
JANET STOUT

STATE OF VIRGINIA
COUNTY OF Sullivan

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **HARVEY STOUT AND JANET STOUT,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 22 day of 12, 2022.

JACOB SIMAC
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 29 day of December, 2022.

DONALD K. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

NOTARY PUBLIC
My Commission Expires: 7-3-23