Karen Johnson Davidson County
Batch# 986578 DEEDQC
03/30/2023 10:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230330-0023109

QUITCLAIM DEED

GROVER CHRISTOPHER COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Sep 8, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF MARCH, 2023

March 2023

Notary Public

MY COMMISSION EXPIRES: 09/08/2025

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Ave, Suite F186, Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Mandy Development, LLC (NAME)	**Mandy Development, LLC** (NAME)	**BH03545 118-07-0-109.00**
614 West Iris Drive Nashville, TN 37204 (ADDRESS)	**614 West Iris Drive Nashville, TN 37204** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24 day of MARCH, 2023, the undersigned, **Leonard Arthur Henry, Jr., individually**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **Mandy Development, LLC, a Tennessee limited liability company** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **614 West Iris Drive, Davidson County Tennessee 37204** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 Block A on the plan of Berry Hill Gardens Subdivision, of record in Book 1130, page 36, Register's Office for said County

Said Lot No. 12 fronts 61.95 (field measurement) feet on the northerly side of West Iris Drive and runs back 140 feet on the westerly line and 130 feet on the easterly line to a dead line, measuring 90 feet thereon and according to a survey by Hal R. Swann, Jr. Surveyoer, dated January 7, 1956, said lot fronts 51.95 feet on West Iris Drive.

Being the same property conveyed to Leonard Arthur Henry, Jr., by Warranty Deed from Margaret Hobbs Cook, unmarried, dated the 19th day of May, 1986, and filed on the 22nd day of May, 1986, of record at Book 6865, page 561, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 614 West Iris Drive, Nashville, TN 37204.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 03/24/2023 day of _____, 2023.

GRANTOR: LEONARD ARTHUR HENRY, JR.

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, LEONARD ARTHUR HENRY, JR., with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of March 2023.

_____ 09/08/2025

Notary Public My Commission Expires

GROVER CHRISTOPHER COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Sep 8, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 24, 2023.

Affiant Signature

3/24/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 24 day of March, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY