Karen Johnson Davidson County
Batch# 1015437 DEEDQC
06/15/2023 08:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230615-0045593

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, June 14, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-2026

New Owner Address:
Philip David LeGrone and
Alison Wallace LeGrone, Co-Trustees
4247 Lindawood Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
MAP 131-1 PARCEL 47

QUITCLAIM DEED

Philip D. LeGrone and wife, Alison W. LeGrone (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Philip David LeGrone and Alison Wallace LeGrone, Co-Trustees of the LeGrone Family Trust, dated June 14, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 14, 2023**.

Philip D. LeGrone

Alison W. LeGrone

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Philip D. LeGrone** and **Alison W. LeGrone**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 14, 2023.

Notary Public

My Commission Expires: _____

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

BEING Lot No. 1 on the Plan of Lindawood as of record in Book 2330, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Philip D. LeGrone and wife, Alison W. LeGrone, from Hugh W. Entrekin, married, by deed of record in Instrument No. 20001212-0122494, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4247 Lindawood Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 June 14, 2023.

Affiant Signature

6/14/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 14, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY