Karen Johnson Davidson County
Batch# 1042914 DEEDQC
08/25/2023 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230825-0066670

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Joan Leach** ("Grantor"), **an unmarried woman** , hereby sells, remises, releases, conveys, and quit claims unto **Stephanie Leach, an unmarried woman** (Grantee), all of her right, title, and interest in the following described real property, to wit:

Land in Davidson County, Tennessee being Lot No. 29 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, Page 85, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Ringgold Drive at the corner of Lots Nos. 28 and 29; thence with the line between said two lots southeasterly 109.6 feet to a point in the line between lots Nos. 29 and 30; thence with the line between said two lots northerly 112.1 feet to the southerly margin of Crouch Drive; thence with the same, northwesterly 75 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southwesterly 39.04 feet to the southeasterly margin of Ringgold Drive, thence with the same southwesterly 65.07 feet to the point of beginning.

Being all or part of the same property conveyed to Grantor herein by Quitclaim Deed of record at Instrument Number 20011108-0122890 in said Register's Office.

George T. Leach, Sr. died on or about January 26, 2013 leaving Joan Leach as the surviving tenant by the entirety.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 25 day of **August, 2023.**

Joan Leach

Joan Leach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Joan Leach**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of **August, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 25 day of **August, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

PROPERTY ADDRESS:	**3809 Crouch Dr.** **Nashville, TN 37207**
TAX PARCEL NO.:	**059-14-0-091.00**
PROPERTY OWNER:	**Stephanie Leach**
OWNER'S ADDRESS:	**3809 Crouch Drive** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Property Address**

Certificate of Authenticity

I, Holly A Mason, 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 8/25/23.

Affiant Signature

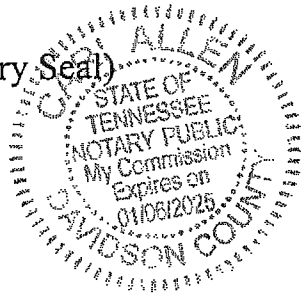
8/25/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of August, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 1-6-25