AFTER RECORDING RETURN TO:
AMC Settlement Services
345 Rouser Road
Bldg. 5
Coraopolis, PA 15108
File No. 50030805 Leake

Karen Johnson Davidson County
Batch# 1066882 DEEDQC
10/31/2023 03:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231031-0085191

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 053060A01800CO

# QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 24 day of October, 2023, by and between **Lee R. Leake, a married man, as sole owner, joined by his spouse, Christina M. Leake,** residing at 1963 Waterford Drive, Nashville, TN 37138, hereinafter referred to as Grantor(s) and **Lee R. Leake and Christina M. Leake, husband and wife, as tenants by the entirety,** residing at 1963 Waterford Drive, Nashville, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

Property Address: 1963 Waterford Drive, Nashville, TN 37138

BEING THE SAME PROPERTY ACQUIRED BY LEE R. LEAKE, AS SOLE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS BY DEED OF PAMELA P. LEAKE, DATED 11/11/2008 AND RECORDED 12/22/2008 IN INSTRUMENT NUMBER 20081222-0121796.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

**Lee R. Leake**

**Christina M. Leake**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Lee R. Leake and Christina M. Leake, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TENNESSEE, this 24 day of October, 2023.

Notary Public

My Commission expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Lee R. Leake

Affiant

Print Name: Christina Michelle Leake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 24 day of OCTOBER, 2023.

Notary Public
My Commission Expires: 6/26/2024

Name and address for person(s) responsible for taxes:

Lee R. Leake and Christina M. Leake
1963 Waterford Drive
Nashville, TN 37138

Name and address of property owner:

Lee R. Leake and Christina M. Leake
1963 Waterford Drive
Nashville, TN 37138

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**EXHIBIT A**
**LEGAL DESCRIPTION**

ALL THAT PARCEL OF LAND IN THE CITY OF OLD HICKORY, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 18 ON THE PLAN OF WATERFORD, PHASE 3, AS OF RECORD IN PLAT BOOK 7900, PAGE 707, REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

Tax ID No.: 053060A01800CO

Property commonly known as: 1963 Waterford Drive, Nashville, TN 37138

**Tennessee Certification of Electronic Document**

I, Allyson Kotouch, 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 10/24/2023.
(Date of Document)

Allyson Kotouch
Affiant Signature

10/25/2023
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 25 day of October, 2023.

Virginia L.W. Juzwick
Notary's Signature – Virginia L.W. Juzwick

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2026
Commission number 1080981

MY COMMISSION EXPIRES: 8-31-2026

NOTARY'S SEAL