Karen Johnson Davidson County
Batch# 1090024 DEEDQC
01/09/2024 02:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240109-0001946

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

ELEANOR D. HARKNESS LEONARD.
TRUSTEE
430 STERLING PLACE #1D
BROOKLYN, NY 11238

**OWNER (SEND TAX BILLS TO):**

ELEANOR D. HARKNESS LEONARD, TRUSTEE
430 STERLING PLACE #1D
BROOKLYN, NY 11238

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ELEANOR D. LEONARD, also known as ELEANOR D. HARKNESS LEONARD, an unmarried woman (herein, "Grantor"), whose address is 430 Sterling Place #1D, Brooklyn, NY 11238, hereby bargains, sells, remises, releases, quit claims and conveys to ELEANOR D. HARKNESS LEONARD, TRUSTEE, or any successors in trust, under THE ELEANOR D. HARKNESS LEONARD LIVING TRUST dated October 17, 2023 and any amendments thereto (herein, "Grantee"), whose address is 430 Sterling Place #1D, Brooklyn, NY 11238, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 6034 Parkhaven Boulevard, Hermitage, TN 37076

***No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.***

WITNESS my hand and seal this 2nd day of November 2023.

PIN NO: 074-16-0-A-047-00co

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

**GRANTOR:**

Eleanor D. Leonard, also known as
Eleanor D. Harkness Leonard

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Eleanor D. Leonard, also known as Eleanor D. Harkness Leonard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of November 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: Dec. 2025

Lorraine Sabalja
Notary Public, State of New York
No: 02SA6427093
Qualified in Queens County
Commission Expires December 20, 2025

**OATH OF CONSIDERATION**

STATE OF New York
COUNTY OF kings

The actual consideration for this transfer is Ten Dollars.

**Grantee:**

The Eleanor D. Harkness Leonard Living Trust dated October 17, 2023

Eleanor D. Leonard

Eleanor D. Harkness Leonard, Trustee

Subscribed and sworn to under oath before me, this 2nd day of November, 2023 by Eleanor D. Harkness Leonard, as Trustee of The Eleanor D. Harkness Leonard Living Trust dated October 17, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: December 2025

Lorraine Sabalja
Notary Public, State of New York
No: 02SA6427093
Qualified in Queens County
Commission Expires December 20, 2025

## EXHIBIT A

[Legal Description]

**LAND in Davidson County, Tennessee, being Lot No. 47 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING part of the same property conveyed to Binns Farm Land Company, LLC, a Tennessee limited liability company, by Special Warranty Deed dated July 31, 2017, from Linda Binns Disspayne, an individual, as to a one-third (1/3) undivided interest, Tom Douglas Binns, Trustee for The Tom Douglas Binns Trust Dated June 12, 2014, as to a one-third (1/3) undivided interest, and Mary Kathleen Binns, an individual, as to a one-third (1/3) undivided interest, of record in Instrument No. 20170802-0078781, and Scrivener's Affidavit dated February 1, 2021, of record in Instrument No. 20210203-0015209 and further being part of the same property conveyed to Parkhaven Communities, LLC, a Tennessee limited liability company, by Quitclaim Deed dated February 2, 2021, from Binns Farm Land Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20210203-0015258, Register's Office for Davidson County, Tennessee.**

***THE** conveyance of the above described parcel of land is subject to the following:*

***1) All matters shown on the Plan of record in Instrument No. 20200527-0054555, said Register's Office;***

***2) Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and By-Laws appended thereto of record in Instrument No. 20210401-0042733, Register's Office for Davidson County, Tennessee.***

***3) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.***

***4) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.***

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20221031-0117301, on October 31, 2022.

**PIN NO:** 07-16-0-A-047-00co

**STREET ADDRESS:**

6034 Parkhaven Boulevard, Hermitage, TN 37076

*The parties herein confirm and agree by their signatures above and or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon*

*which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**Tennessee Certification of Electronic Document**

I, Christine Moore, 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 11/2/23 (date of document).

Christine Moore
Affiant Signature

1/4/2024
Date

State of Florida
County of Hillsborough

Sworn to and subscribed before me this 4th day of January, 2024.

A. Guiller
Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiller
My Commission
HH 156837
Exp. 9/20/2025