Karen Johnson Davidson County
Batch# 1091638 DEEDQC
01/22/2024 12:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240122-0003280

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Westcor Land Title Insurance Company
401 Plymouth Road, Ste. 500, Plymouth Meeting, PA 19462

Reference Number: LVW-TN-RF-1497773

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Craig Leanza and Madison Marie Abraham	Craig Leanza and Madison Marie Abraham	18700005000
6650 Burkitt Road	6650 Burkitt Road	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

Deed Exempt Pursuant to Section 67-4-409(a)(3)(A)(i)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, CRAIG LEANZA, now a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto CRAIG LEANZA and MADISON MARIE ABRAHAM, a married couple, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 6650 Burkitt Road, Antioch, TN 37013, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in the 5th Civil District, being Tracts B and C, described according to a survey by Kohl Coode and Associates, dated June 13, 1975, as follows:

Tract B:

Beginning at a p. k. nail in the centerline of Burkett Road at the Southwest corner of this tract; thence leaving said Road, North 4 degrees 52 minutes East 450 feet to an iron pin; thence North 10 degrees 05 minutes East 818.36 feet to an iron pin in the Northeast corner of Tract A; thence South 88 degrees 27 minutes East 175 feet to an iron pin; thence South 11 degrees 59 minutes West 831.53 feet to an iron pin; thence South 4 degrees 52 minutes West 450.00 feet to a p. k. nail in the centerline of Burkett Road; thence with the centerline of the same, North 85 degrees 08 minutes West 146 feet to the point of beginning.

Tract C:

Beginning at a p. k. nail in the centerline of Burkett Road at the southwest corner of this tract; thence leaving said Road, North 4 degrees 52 minutes East 450.0 feet to an iron pin; thence North 11 degrees 59 minutes East 831.53 feet to an iron pin in the northeast corner of Tract B; thence South 88 degrees 27 minutes East 67.00 feet to an iron pin; thence South 4 degrees 52 minutes West 1279 feet to a p. k. nail in the centerline of Burkett Road; thence with the centerline of the same, North 85 degrees 08 minutes West 170.00 feet to the point of beginning.

Tax ID No.: 18700005000

BEING the same property conveyed unto Craig Leanza, a single man, by Deed dated November 10, 2022 and recorded November 14, 2022 in Instrument No. 20221114-0121166 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 6650 Burkitt Road, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of January, 2024.

CRAIG LEANZA

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CRAIG LEANZA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 10th day of January, 2024.

Notary Public
My Commission expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

CRAIG LEANZA

MADISON MARIE ABRAHAM

Subscribed and sworn to before me this 10th day of January, 2024.

Notary Public
My Commission expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, A. Delgado, 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 1-10-2024 (date of document).

Affiant Signature

JAN 17, 2024
Date

Commonwealth

~~State~~ of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 17 day of JAN, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-19-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2027
Commission number 1347499
Member, Pennsylvania Association of Notaries