Karen Johnson Davidson County
Batch# 1110194 DEEDQC
03/12/2024 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240312-0017196

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL Nos.
Sara Leftrick 3613 Arcadia Cr Antioch, TN 37013	Sara Leftrick 3613 Arcadia Cr Antioch, TN 37013	150-8-50

This Instrument Prepared By:
Kim C. Gilleland
Attorney at Law
745 S. Church St., Suite A-130
Murfreesboro, TN 37130
(615) 361-2800

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICES OF KIM GILLELAND SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

KNOW ALL MEN BY THESE PRESENTS, that **Dennis M. Leftrick**, for and in consideration of the divorce settlement docketed at Case No. 23D1430 in the Circuit Court of Davidson County, Tennessee, does hereby bargain, sell, release, remise, quit claim, and convey unto **Sara Leftrick** all the right, title and interest in and to the following described real property, located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 514 on the plan of Towne Village of the Country, Section 5 of record in Plat Book 6250, Page 783 and 784, Register's Office for said County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Frank D. Wells, Jr. and wife, Randa K. Wells, by deed of record in Book 7269, Page 377, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dennis M. Leftrick on May 8, 2003, by Warranty Deed from Frank D. Wells, Jr. and wife, Randa K. Wells, of record at Instrument Number 20030513-0064217, Register's Office For Davidson County, Tennessee.

This is improved real property located at 3613 Arcadia Circle, Davidson County, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO all taxes, existing easements, restrictions of record, zoning and planning ordiances.

TO HAVE AND TO HOLD the said premises in Fee Simple to Sara Leftrick and those claiming under her, forever.

WITNESS my hand this 13th day of February, 2024.

Dennis Leftrick

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said County and State, the within named **Dennis Leftrick, (Grantor)**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2024.

NOTARY PUBLIC

KRYSTAL JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-15-2026

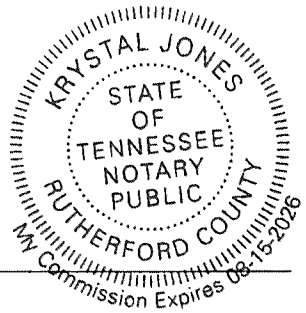
My Commission Expires: 8/15/2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

This transfer of an interest in real estate is exempt from the transfer tax pursuant to T.C.A. 67-4-409(a)(3)(E) in that the purpose of the conveyance is to carry out the requirements of a Final Decree of Divorce.

AFFIANT

Sworn to and subscribed before me, this 13th day of February 2024.



NOTARY PUBLIC

My Commission Expires: 8/15/2026

Tennessee Certification of Electronic Document

I, Cassie Grace, 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 2-13-24 (date of document).

Affiant Signature

2-13-24
Date

State of Tennessee

County of KNOX

Sworn to and subscribed before me this 13th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires Sep. 7, 2025

NOTARY'S SEAL

