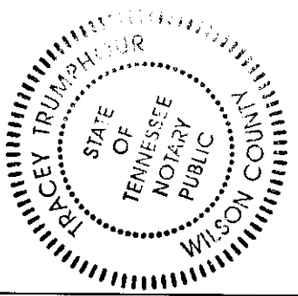
File No [redacted]01865

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 10/21/05 10:06 2 pgs
Fees:12.00 Taxes:0.00
20051021-0127137

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Ann Taketani	Elizabeth Ann Taketani	19-073.12-0-065.00
(NAME)	(NAME)	
2421 Dundee Lane	JP Morgan Chase Bank, NA	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	111 Polaris Pkwy	
	Columbus, OH 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DONNA E. CLABURN AND HUSBANKD,RONALD CHARLES CLABURN HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO ELIZABETH ANN TAKETANI AND HUSBAND MASA TAKETANI, HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 162 on the Plan of the Revision of Section One, Sunset View as of record in Plat Book 2663, Page 27 and 28 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 162 fronts 106 feet on the south side of Dundee Lane and runs back between lines 226.9 feet on the west line and 231.5 feet on the east line to a dead line in the rear on which it measures 106 feet.

Being the same property conveyed to Donna E. Claburn, married and Elizabeth Ann Taketani and husband, Masa Taketani by deed from Ronald Earl Huggins and David Lee Huggins and Thomas Dale Huggins, Devisees of the Estate of Thomas Earl Huggins of record as instrument # 200412170150259 Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2421 Dundee Lane, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 14th day of October, 2005.

Donna E. Claburn

Donna E. Claburn
by Elizabeth Ann Taketani attyinfact

Ronald Charles Claburn

Ronald Charles Claburn
by Elizabeth Ann Taketani attyinfact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Elizabeth Ann Taketani, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donna E. Claburn and Ronald Charles Claburn and who acknowledged that she executed the same as the free act and deed of the said Donna E. Claburn and Ronald Charles Claburn by virtue of that Power of Attorney, duly executed by the said Donna E. Claburn and Ronald Charles Claburn and appearing of record instrument no. 20051021-0127135 and instrument no. 20051021-0127136 of the Register's Office for Davidson County, Tennessee.

Witness my hand at office this 14th day of October, 2005.

Commission expires: 1-23-06

Tracey Trumphour

Notary Public

File Number: 250901865

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY