Davidson County DEEDQC
Recvd: 03/31/06 08:52 2 pgs
Fees:12.00 Taxes:0.00

20060331-0036395

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
MILDRED H. DUGGIN **416 Bradford Green** **Nashville, TN 37221**	**S A M E**	**142-7-C-23 CO**

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, **I, MILDRED H. DUGGIN, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **MILDRED H. DUGGIN and LINDA DIANE DUGGIN, both unmarried women, as joint tenants with rights of survivorship and not as tenants in common**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 23 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-1231) herein referred to as the Act) and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 71, said Register's Office, as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green of record in Book 7482, page 312, said Register's Office, to which Master Deed reference is here made for a more complete description of said Unit.

TOGETHER with an undivided percentage interest in the common elements appertaining to said Unit and all other rights, powers, privileges and interests appertaining to said Unit pursuant to Master Deed.

BEING the same property conveyed to Mildred H. Duggin by deed from W. Wayne Whitt and wife, Mildred B. Whitt, of record in Instrument Number 20030818-0119263, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **416 Bradford Green, Nashville, Tennessee 37221**

WITNESS my hand this 21st day of March, 2006.

Mildred H Duggin
MILDRED H. DUGGIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MILDRED H. DUGGIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21ST day of March, 2006.

Alan L Saturn
NOTARY PUBLIC

My Commission Expires: 7/29/2006

