Davidson County DEEDQC
Recvd: 04/09/08 11:03 3 pgs
Fees:22.00 Taxes:0.00

20080409-0035827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 2008.

Notary Public

MY COMMISSION EXPIRES: 8-23-08

(AFFIX SEAL)

JIMMY A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:		MAP-PARCEL NUMBERS
DAVID HOPF, ETAL	**QUICKEN LOANS, INC.**	**091-11-169.00**
(NAME)	(NAME)	
4808 INDIANA AVENUE	**20555 Victor Parkway**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37209	**Livonia, MI 48152**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT **I, DAVID HOPF, UNMARRIED,** FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID, AND FOR THE PURPOSE OF MAKING A RE-CONVEYANCE TO CREATE A TENANTS IN COMMON IN THE GRANTORS, BY THESE PRESENTS DO HEREBY QUITCLAIM ALL MY INTEREST UNTO **JIMMY A. DUNCAN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

> LAND in Davidson County, Tennessee, being Lot No 717 and 719, of Block 101 on the Plan of West Nashville, as shown on plat of record in Plat Book 57, page 74 and 75, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Said Lots Nos. 717 and 719 fronts 25 feet each on the northerly side of Indiana Avenue and run back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to David Hopf, unmarried, by Warranty Deed by Rory Lithgow, Attorney-In-Fact for Angela Lithgow of record in document no. 20070509-0055703, Register's Office for Davidson County, Tennessee.

And now, I, **JIMMY A. DUNCAN, TRUSTEE,** for the express purpose of caring out the intent of this conveyance, as set out, do hereby quitclaim all my interest unto **DAVID HOPF, UNMARRIED AND REGINA S. WADDELL, UNMARRIED,** their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereunto belonging, to the said Grantee, their heirs, representatives and assigns, in fee simple forever. Grantor covenants that it is lawfully seized and possessed of said property in fee simple and has a good right to convey it, and that the said property is unencumbered, except as provided herein.

Grantor further covenant and bind himself, his, representatives heirs and assigns, to warrant and forever defend the title to said real property to said Grantees, their heirs, representatives and assigns, against the lawful claims of all persons.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

Unimproved (
This is improved(X) property, known as 4808 Indiana Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of **APRIL 2008.**

DAVID HOPF

JIMMY A. DUNCAN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DAVID HOPF,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of **APRIL 2008.**

My Commission Expires: 8-23-2011

Notary Public

JIMMY A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named **JIMMY A. DUNCAN, TRUSTEE,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 8th day of **APRIL 2008.**

My Commission Expires: 8-23-2011

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN