Davidson County DEEDQC
Recvd: 08/07/08 14:01 5 pgs
Fees:27.00 Taxes:0.00
20080807-0081649

This document prepared by (and after recording return to):

Name: Regins A DuBois
Firm/Company:
Address: 117 Penny Brink Dr
Address 2:
City, State, Zip: Antioch, Tn, 37013
Phone: 615-460-7810

QUITCLAIM DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Regina A DuBois**, an Individual, ☐ married ☒ unmarried, hereinafter referred to as "Grantor", does hereby demise, release, and forever quitclaim, grant and convey unto **Brigit DuBois and Edward A DuBois Jr.** , Individuals, ☒ married ☐ unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

114 2nd ave S Map Parcel Number: 093-06-4-058.00 Maximum principal indebtedness for Tennessee recording tax purposes is $ 10.00.

SEE ATTACHED EXHIBIT "A"

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.~~ RAD

The source of title in Grantor(s) is SEE ATTACHED.

WITNESS Grantor(s) hand(s) this the 4th day of August, 2008.

Grantor
Regina A DuBois

STATE OF Tennessee

COUNTY OF Davidson

On this 7 day of August, 20 08, before me personally appeared Regina A DuBois, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Shane Merrill-Facio

SHANE MERRILL-FACIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires: 11/22/10

Grantor(s) Name, Address, phone:
Regina A DuBois
117 Penny Brink dr
Antioch, Tn. 37013
615-460-7810

Grantee(s) Name, Address, phone:
Brigit DuBois 206-448-8109
3814 38th ave so
Seattle Wa.,98118
Edward A DuBois Jr. 919-571-7440
2812 Anderson Dr
Raleigh,NC. 27608

SEND TAX STATEMENTS TO:
Edward A. DuBois
1735 N Halifax Ave
Daytona Beach Fl. 32118
386-233-5832

Maximum principal indebtedness for Tennessee recording tax purposes is 10.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7 day of August, 2008.

Affiant

Regina A. DuBois
Type or Print Name

(Seal)



Notary Public

My commission expires:

11/22/10

Shane Merrill-Facio
Type or Print Name

Exhibit "A"

BOOK 10541 PG 354

This Instrument Prepared by:
ROBERT L. JACKSON
ROBERT L. JACKSON & ASSOCIATES
214 Second Avenue, North, Suite 103
Nashville, TN 37201

0329904
IDENTIF. ↑ REFERENCE
PICK-UP
97 JUL 24 PM 2:48
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

The actual consideration or value whichever is greater for this transfer is $ -0-.

AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 22 day of JULY, 1997.

NOTARY PUBLIC

My Commission Expires 3/19/2000

QUITCLAIM DEED

ADDRESS OF NEW OWNER:

Regina A. DuBois
2115 Bobbs Road, M-5
Nashville, TN 37215
(TENANTS IN COMMON)
Edward A. DuBois
2816 White Oak Drive
Nashville, TN

SEND TAX BILLS TO:

Mr. Edward A. Du Bois
2816 White Oak Dr.
Nashville, TN 37215-1222

MAP & PARCEL NO.

Map 93-6-4
Par 58
13W-6600

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, we, EDWARD A. DuBOIS and REGINA A. DuBOIS, by these presents do hereby quitclaim and convey unto EDWARD A. DuBOIS and REGINA A. DuBOIS, now single persons, as tenants in common interest to the below described property with REGINA A. DUBOIS being owner of one-third (1/3) share and EDWARD A. DuBOIS being owners of two-thirds (2/3) shares:

LAND in DAVIDSON County, Tennessee, being part of Lot No. 3 on the Plan of the Upper Ferry Property, as of record in Book "R", pages 420 and 421, said Register's Office.

Beginning on the easterly margin of Second Avenue South, formerly Market Street, at the norwest corner of Lot owned by the estate of William Litterer, deceased; and running thence with the north line of litterer lot, eastwardly 100 feet, more or less, to the westerly margin of an alley, northwardly 50 feet to the southerly margin of another alley; thence with the souterhly margin of the last mentioned alley, westwardly 100 feet to the easterly margin of said avenue; thence with the easterly margin of said avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to Edward A. DuBois and wife, Regina A. DuBois, by deed from Boxwell Hawkins and Charles W.

Hawkins, III, of record in Deed Book 6025, page 45, Register's Office for Davidson County Tennessee. The said Edward A. DuBois and Regina A. DuBois having since been divorced by Final Decree of Divorce on the 9th day of July, 1997, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 95D-2852, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

Witness my hand this 22 day of JULY, 1997.

REGINA A. DuBOIS

EDWARD A. DuBOIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD A. DuBOIS, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 1997.

NOTARY PUBLIC

My Commission Expires: [illegible]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA A. DuBOIS, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 1997.

NOTARY PUBLIC

My Commission Expires: 3/25/2000