BILL GARRETT, Davidson County
Trans:T20110080528 DEEDQC
Recvd: 12/20/11 13:09 3 pgs
Fees:17.00 Taxes:0.00
20111220-0099345

SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:
BILLY DUKE, JR. AND CHARLES DUKE

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 051-15-A-061

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **VIRGINIA JOHNSON,** by these presents do hereby remise, release and forever quitclaim all my right, title and interest in and to the following described property to **BILLY DUKE, JR. AND CHARLES DUKE**, their heirs and assigns, the following described tract or parcel of land situated in the Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. L-61 as shown on the Plat of Quail Creek Condominiums of record in Book 6328 pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners Association all as described in Book 6328, page 44, et seq., said Register's Office.

BEING the same property conveyed to William Richard Johnson by deed from Suzanne B. Woolwine, unmarried of record in Record Book 8001, page 939, Register's Office of Davidson County, Tennessee. By Quitclaim Deed of record in Book 8517, page 342, said Register's Office, said property was conveyed by William Richard Johnson to John T. Cook, Trustee for the purpose of reconveyance to William Richard Johnson and wife, Virginia Louise Johnson, as tenants by the entirety. The said William Richard Johnson died _____, leaving Virginia Louise Johnson as sole owner.

WITNESS this the 9 day of ~~November~~ December, 2011.

Virginia Louise Johnson by Billy Duke Jr.
VIRGINIA LOUISE JOHNSON, by BILLY DUKE, JR., ATTORNEY-IN-FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD AS INSTRUMENT NO. 20111220-0099343, RODCT.

Virginia Louise Johnson By Chas Duke
VIRGINIA LOUISE JOHNSON, by CHARLES DUKE, ATTORNEY-IN-FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD AS INSTRUMENT NO. 20111220-0099343, RODCT.

STATE OF TENNESSEE

COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BILLY DUKE, JR.,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument on behalf of **VIRGINIA LOUISE JOHNSON** and acknowledged that he executed the same as the free act and deed of the said **VIRGINIA LOUISE JOHNSON**.

WITNESS my hand and official seal at this the 9th day of ~~November~~ December, 2011.

Debbie Wells
NOTARY PUBLIC

DEBBIE WELLS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES: 8/2/2015

STATE OF TENNESSEE

COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES DUKE,** the bargainor, with whom I am

personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument on behalf of **VIRGINIA LOUISE JOHNSON** and acknowledged that he executed the same as the free act and deed of the said **VIRGINIA LOUISE JOHNSON**.

WITNESS my hand and official seal at this the 9th day of ~~November~~ December, 2011.

Debbie Wells
NOTARY PUBLIC

DEBBIE WELLS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES: 8/2/15

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 (QUITCLAIM ONLY) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 9th day of ~~November~~ December, 2011.

Debbie Wells
NOTARY PUBLIC

DEBBIE WELLS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES: 8/2/15