Quitclaim Deed

GRANTOR: Juliette H. Duzak, Trustee and Trustor u/a/d December 2, 2003, of the Juliette H. Duzak Revocable Living Trust Agreement

GRANTEE: Warren Charles Duzak

SEND TAX NOTICES TO:

Warren Charles Duzak
2305 Ashwood
Nashville, TN 37212

MAP/PARCEL NO.: 104-15/206

BILL GARRETT, Davidson County
Trans:T20120014361 DEEDQC
Recvd: 02/28/12 10:36 1 pgs
Fees:12.00 Taxes:0.00
20120228-0017092

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that no consideration has been given for the transfer of this property by the Trustee to a beneficiary under the Trust.

Juliette N. Duzak
JULIETTE H. DUZAK, *Trustor and Trustee*

SWORN TO and SUBSCRIBED BEFORE ME this 24th day of February, 2012.

My Commission Expires: 09/03/12

(SEAL)

Donna Perkins
DONNA PERKINS, *Notary Public*

DONNA PERKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires SEPT. 3, 2012

The Grantor, Juliette H. Duzak, Trustee and Trustor u/a/d December 2, 2003, of the Juliette H. Duzak Revocable Living Trust Agreement, hereby quitclaims, transfers and conveys to Warren Charles Duzak the following-described realty in Davidson County, Tennessee:

Being the West 70 feet of Lot No. 57 on the map of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 57 fronts 70 feet on the South side of West Ashwood Avenue and runs back between parallel lines along the East margin of 25th Avenue South, 155 feet to a dead line.

Being the same property conveyed to Juliette Duzak by Last Will and Testament of her husband, Leo F. Duzak, dated October 9, 1986, said Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 04P-1178, said Order of Probate having been entered on the 28th day of July, 2004.

And being the same property conveyed by Quitclaim Deed from Juliette Duzak to Juliette H. Duzak, Trustee and any Successor Trustees thereto, u/a/d December 2, 2003, and any amendments thereto, all interests of the Grantor in the above-described property with full power to sell, mortgage, or convey without the joinder of any beneficiary, of record as Instrument Number 20050929-0117022 in the Office of the Register for Davidson County, Tennessee.

This is improved property commonly known as 2305 Ashwood Avenue, Nashville, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this **24th** day of **February, 2012**.

Juliette N. Duzak
JULIETTE H. DUZAK, *Trustee and Trustor u/a/d December 2, 2003, of the Juliette H. Duzak Revocable Living Trust Agreement*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Perkins, a Notary Public in and for said County and State, the within named **JULIETTE H. DUZAK**, Trustee and Trustor u/a/d December 2, 2003, of the Juliette H. Duzak Revocable Living Trust Agreement, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24TH day of February, 2012.

Donna Perkins
DONNA PERKINS, *Notary Public*

My Commission Expires: 09/03/12

(SEAL)

DONNA PERKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires SEPT. 3, 2012

This instrument prepared by: George H. Cate, Jr., Esq.,
95 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677