Davidson County DEEDQC
Recvd: 03/28/12 09:41 4 pgs
Fees:22.00 Taxes:0.00
20120328-0026289

This instrument prepared by:
Howard B. Duck
2995 Ned Shelton Rd
Nashville, TN 37217

Owner/Responsible Taxpayer
Howard B. Duck
2995 Ned Shelton Rd.
Nashville, TN 37217

M.I.S. FILE NO 119783

Map/Parcel No.: 135-00-0-432.000

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 21 day of March, 2012, by and between Howard B. Duck, a married man and joined by his spouse, Shannon Radel, whose address is 2995 Ned Shelton Rd., Nashville, TN 37217, party of the first part, and Howard B. Duck and Shannon Radel, his wife, as tenants by the entirety, whose address is 2995 Ned Shelton Rd., Nashville, TN 37217, party of the second part,

WITNESSETH: That for NO CONSIDERATION, the said party of the first part does hereby quitclaim and convey unto the said party of the second part, all right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNEESSEE, BEING LOT NO. 1 ON THE PLAN OF SHELTON SQUARE, OF RECORD AS INSTRUMENT NO. 20080912-0093610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO ALL MATTERS AS SHOWN ON THE PLAN OF RECORD AS INSTRUMRNT NO. 2008912-0093610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Howard B. Duck by Deed dated December 11, 2008 from Stanley W. Sadler and wife, Tamara D. Sadler, of record in Deed Document No. 20081215-0120186, of the Register's Office of Davidson County, Tennessee.

Commonly known as: 2995 Ned Shelton Road, Nashville, TN 37217

WITNESS the hand and seal of the party of the first part the day and year first above written.

HOWARD B DUCK

SHANNON RADEL

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Claudia Boyett, a Notary Public in and for said County and State, Howard B. Duck and Shannon Radel, the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of March, 2012.

NOTARY STAMP/SEAL

NOTARY PUBLIC

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Commission Expires: _____

My Commission Expires Nov. 4, 2013

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is, $ 0.00. Pursuant to T.C.A. 67-4-409(a)(4) tax is based only on actual consideration given for a conveyance and not on the value of the property.

Subscribed and sworn to before me this the 21 day of March, 2012

(Affix Seal)

x _____
HOWARD B. DUCK

x _____
SHANNON RADEL

_____
Notary Public

My Commission Expires: My Commission Expires Nov. 4, 2013

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

After Recording Mail To:
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

TRUE COPY CERTIFICATION

I, Tammy Pavlus, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tammy Pavlus

State of Ohio
County of Cuyahoga

Personally appeared before me, Stanley M. Sirosky, a notary public for the state of Ohio, Tammy Pavlus who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



STANLEY M. SIROSKY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires
Oct. 16, 2016

Stanley M Sirosky Notary Public

My Commission Expires: October 16, 2016
Notary Seal