BILL GARRETT, Davidson County
Trans:T20120093604 DEEDQC
Recvd: 12/07/12 08:49 2 pgs
Fees:12.00 Taxes:0.00



20121207-0112781

THIS INSTRUMENT PREPARED BY: Peggy Smith
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

216424

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Patricia T. Duty & Jerry M. Duty
139 Harbor Village Drive
Madison, TN 37115

Property Tax ID#: 034 07 0A 139.00

Return to:
National Title Network Inc
4033 Tampa Rd, Ste 103
Oldsmar, FL 34677

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, PATRICIA T. DUTY, f/k/a PATRICIA T. TRUEMPY, and JERRY M. DUTY, wife and husband, who acquired title as unmarried persons, as Grantor, and PATRICIA T. DUTY and JERRY M. DUTY, Wife And Husband, Not As Tenants In Common, but As Joint Tenants, With Full Rights Of Survivorship, The Whole Estate To Vest In The Survivor In The Event Of The Death Of Either, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 121, TWO HOMES PROPERTY LINE EXHIBIT OF HARBOR VILLAGE, PHASE IV, REVISION 1, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON EXHIBIT C TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 200306110080857 AND AMENDED INSTRUMENT NO. 200307230102986 AND INSTRUMENT NO. 200501200007505 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA T. TRUEMPY, AN UNMARRIED WOMAN AND JERRY M. DUTY, AN UNMARRIED MAN, FROM PAULA BRACKEEN BY DEED DATED 4/30/2007 AND RECORDED 5/1/2007 IN INSTRUMENT NO. 20070501-0051735, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Property Address: 139 HARBOR VILLAGE DRIVE, MADISON, TN 37115

Witness my hand this the 28 day of NOV, 2012.

Patricia T. Duty, f/k/a
Patricia T. Truempy

Jerry M. Duty

PATRICIA T. DUTY, f/k/a
PATRICIA T. TRUEMPY

JERRY M. DUTY

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named PATRICIA T. DUTY, f/k/a PATRICIA T. TRUEMPY and JERRY M. DUTY, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 28 day of NOV, 2012.

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
January 27, 2015

Barbara Collins
Notary Public Barbara Collins
My Commission expires: 01-27-2015

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.00.

Jerry M Duty
Affiant's Name

Subscribed and sworn to before me this the 28 day of NOV, 2012.

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
January 27, 2015

Barbara Collins
Notary Barbara Collins
My Commission expires: Jan. 27, 2015

Name and Address of Property Owner:
Patricia T. & Jerry M. Duty
139 Harbor Village Drive
Madison, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Patricia T. & Jerry M. Duty
139 Harbor Village Drive
Madison, TN 37115

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.