BILL GARRETT, Davidson County
Trans:T20130010373 DEEDQC
Recvd: 02/06/13 14:27 5 pgs
Fees:27.00 Taxes:0.00
20130206-0012478

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Donald Dukes 113 Wessington Place Hendersonville, TN 37075	Same	05111009900

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JERRY DUKES, DONALD DUKES, JANET NIXON, and BEVERLY McDOWELL, Heirs at Law of Clifton J. Dukes, Deceased,** by these presents does hereby quitclaims and conveys a one-third undividued interest unto **DONALD B. DUKES, JERRY DUKES, and JANET NIXON,** their successors and assigns, the following described tract of land in Davidson County, Tennessee:

Being Lot No. 37 on the Plan of Oakland Acres, Section 11, as of record in Book 3700, page 26, Register's Office for Davidson County and being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Freda Villa Drive, being the northeast corner of the within described property and being a common corner with Oakland Acres, Section 10 of record in Book 2900, page 140, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Freda Villa Drive South 5° 49' West 252.3 feet to a concrete monument; thence North 84° 22' West 48.0 feet to a concrete monument at the northeasterly corner of reserved Parcel B on said Plan of Oakland Acres, Section 11; thence with the common line between the within described Lot 37 and reserved Parcel B northwesterly 173.69 feet to a point in the easterly margin of Oakland Acres Drive; with the easterly margin of said Oakland Acres Drive Northeasterly 206.46 feet to a concrete monument in the beginning of a curve to the right; thence along said curve to the right having a radius of 25 feet, 37.28 feet to a concrete monument in the southerly margin of Freda Villa Drive; thence continuing with the southerly margin of Fred Villa Drive along a curve to the left 79.21 feet to a concrete monument; thence continuing with the southerly margin of

said Freda Villa Drive South 84° 11' East 67.8 feet to the point of beginning.

Being the same property conveyed to Clifton J. Dukes and wife, Violet L. Dukes, by Warranty Deed from Hollis Steve Tidwell and wife Carolyn A. Tidwell, of record in Book 5303, Page 929, Register's Office for Davidson County, Tennessee. The said Violet Dukes predeceased Clifton J. Dukes and the said Jerry Dukes, Donald Dukes, Janet Nixon, and Beverly McDowell are the heirs-at-law of the said Clifton J. Dukes, Deceased, Seventh Circuit Court for Davidson County, Tennessee at Nashville, No.10P1113.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me
this 11 day of Oct, 2012. Affiant
My Commission Expires: 3/8/16 (Affix Seal) Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Witness our hands this 12 day of Oct, 2012, the bargaining parties, having caused our names to be signed hereto on said day and date.

Jerry Dukes
JERRY DUKES, Heir at Law of Clifton J. Dukes, Deceased

Donald B. Dukes
DONALD B. DUKES, Heir at Law of Clifton J. Dukes, Deceased

Janet Nixon
JANET NIXON, Heir at Law of Clifton J. Dukes, Deceased

BEVERLY McDOWELL, Heir at Law of Clifton J. Dukes, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michelle Bondy a Notary Public in and for said County and State, **JERRY DUKES, DONALD B. DUKES, and JANET NIXON**, the within named bargainors, 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 and official seal at Goodlettsville, Tennessee, this the 12th day of October, 2012.

NOTARY PUBLIC

My Commission Expires:

MICHELLE BONDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

said Freda Villa Drive South 84° 11' East 67.8 feet to the point of beginning.

Being the same property conveyed to Clifton J. Dukes and wife, Violet L. Dukes, by Warranty Deed from Hollis Steve Tidwell and wife Carolyn A. Tidwell, of record in Book 5303, Page 929, Register's Office for Davidson County, Tennessee. The said Violet Dukes predeceased Clifton J. Dukes and the said Jerry Dukes, Donald Dukes, Janet Nixon, and Beverly McDowell are the heirs-at-law of the said Clifton J. Dukes, Deceased, Seventh Circuit Court for Davidson County, Tennessee at Nashville, No.10P1113.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me this ____ day of _____, 2012.

My Commission Expires: _____

(Affix Seal)

_____
Affiant

_____
Notary Public

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

Witness our hands this _____ day of _____, 2012, the bargaining parties, having caused our names to be signed hereto on said day and date.

_____
JERRY DUKES, Heir at Law of Clifton J. Dukes, Deceased

_____
DONALD B. DUKES, Heir at Law of Clifton J. Dukes, Deceased

_____
JANET NIXON, Heir at Law of Clifton J. Dukes, Deceased

Beverly McDowell
BEVERLY McDOWELL, Heir at Law of Clifton J. Dukes, Deceased

STATE OF Indiana
COUNTY OF Daviess

Personally appeared before me, Rachel Shafer, a Notary Public in and for said County and State, **BEVERLY McDOWELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Daviess Co, Indiana, this the 15th day of November, 2012.

RACHEL A SHAFER
Notary Public, State of Indiana
Daviess County
Commission # 638398
My Commission Expires
September 13, 2020

Rachel A Shafer
NOTARY PUBLIC

My Commission Expires: 09-13-2020