BILL GARRETT, Davidson County
Trans:T20130036875 DEEDQC
Recvd: 05/03/13 09:27 2 pgs
Fees:12.00 Taxes:0.00
20130503-0044693

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

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Jason Duke & Lisbeth Duke
1312 Sunnymeade Drive
Nashville, TN 37216
731728
Tax ID: 07204019100
Order #: DFS-SS33463-E

When Recorded Mail To:
HLC Settlement Services, Inc
9721 Ormsby Station Road #100
Louisville, KY 40223

For and in consideration of Ten and 00/100 Dollars ($10.00) and NO other good or valuable consideration, We, LISBETH DUKE, f/k/a LISBETH SHIVELEY and JASON DUKE, wife and husband, who both acquired title as single, as Grantors, and JASON DUKE and LISBETH DUKE, husband and wife, as Grantees, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 AND THE WESTERLY 1/2 OF LOT NO. 56, BLOCK "A", ON THE MAP OF SUNNYMEADE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 56 AND 57, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF LOT ADJOIN AND FRONT 75 FEET ON THE SOUTHERLY SIDE OF SUNNYMEADE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 138 FEET, MORE OR LESS, TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY DEED OF RECORD IN INSTRUMENT # 20060929-0120725, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 07204019100
Commonly known as: 1312 Sunnymeade Drive, Nashville, TN 37216

Witness our hands this the 11th day of April, 2013.

LISBETH DUKE, f/k/a
LISBETH SHIVELEY

JASON DUKE

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, LISBETH DUKE, f/k/a LISBETH SHIVELEY and JASON DUKE, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 11th day of April, 2013.

Notary Public Bryant L. Grantham
My Commission expires: 8-5-2013

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 0.

Affiant's Name

Subscribed and sworn to before me this the 11th day of April, 2013.

Notary Bryant L. Grantham
My Commission expires: 8-5-2013

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Jason & Lisbeth Duke
1312 Sunnymeade Drive
Nashville, TN 37216

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Jason & Lisbeth Duke
1312 Sunnymeade Drive
Nashville, TN 37216

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.