BILL GARRETT, Davidson County
Trans:T20140088194 DEEDQC
Recvd: 11/24/14 10:37 3 pgs
Fees:17.00 Taxes:0.00
20141124-0107845

(1)

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Administrator Carolyn Foss
EAST COAST ABSTRACT 215-674-8788
36-E VINCENT CIRCLE
IVYLAND, PA 18974

File No. EC-22965

Parcel No. 08106025400 --Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **AUSTIN R. DUNCAN and LEONA V. DUNCAN a/k/a LEONA S. DUNCAN, husband and wife**, hereinafter referred to as "Grantors", do hereby bargain, sell, remise, release, quit claim and convey unto **AUSTIN R. DUNCAN and LEONA S. DUNCAN, husband and wife,** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 19 on the Plan of Cumberland Gardens, Sec. VIII, as of record on Plan Book 3300, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 is described as follows: Beginning at a point in the easterly margin of 26th Avenue , north at the common corner of Lots No. 19 and 20; thence with the dividing line between Lots. Nos. 19 and 20 eastwardly 93.8 feet to concrete monument; thence southwardly with the dividing line between Lots. Nos. 18 and 19, 73.9 feet to a point in the northerly margin of Jenkins Street, then with said margin of said street westwardly 62.7 feet to a concrete marker; thence to the right around a corner 31.4 feet to a concrete monument in the easterly margin of 26th Avenue, North; thence with said margin of said Avenue northwardly 47.9 feet to a point of beginning.

Being all of that certain property conveyed to Austin R. Duncan and wife Leona V. Duncan from Leroy Wright Jr., and wife Aldorothy L. Wright, by deed dated 06/18/1973 and recorded 06/19/1973 in Book 4720, Page 283 of official records.

32965

Parcel No. 08106025400

This is a transfer from Husband and Wife to Husband and Wife and is therefore not subject to transfer tax.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantors by virtue of a deed from LEROY WRIGHT JR. & wife, ALDOROTHY L. WRIGHT, dated June 18, 1973, and recorded June 19, 1973, in the Register of Deeds for the City of Nashville, County of Davidson, in Book 4720, at Page 283.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. We do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under us, but not further or otherwise.

WITNESS Grantors' hands this 14 day of November 2014

Witness

Witness

Austin R. Duncan {SEAL}
AUSTIN R. DUNCAN

Leona V. Duncan {SEAL}
LEONA V. DUNCAN

Leona S. Duncan {SEAL}
LEONA S. DUNCAN

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 14 day of November, 2014, before me, the undersigned officer duly commissioned and qualified, personally appeared AUSTIN R. DUNCAN and LEONA V. DUNCAN a/k/a LEONA S. DUNCAN, known to be (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as their free act and deed.

VALISE JACKSON STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Valisi Jackson
Notary Public

My Commission expires: 6/28/17

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

GRANTEES: Send Tax Bills:

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for taxes:
AUSTIN R. DUNCAN and LEONA S. DUNCAN
1812 26TH AVENUE NORTH
Nashville, TN 37208

Affiant: Austin R Duncan

VALISE JACKSON STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Subscribed and sworn to before me this 14 day of November, 2014.

Valisi Jackson
Notary Public
My Commission expires: 6/28/17

Leona S. Duncan