THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Billy England and Janet England, husband and wife	Same as Owner	
1003 Forestpointe Drive		052-02-0-179
Hendersonville, TN 37075		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken. PLLC. 846 Conference Drive Suite #4 Goodlettsville, TN 37072	STATE OF TENNESSEE COUNTY OF DAVIDSON } The actual consideration or value, whichever is greater, for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 21st day of November, 2014. Notary Public My commission expires: 9/16/15	

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **Janet C. Dukes** "Grantor" by these presents, does hereby quitclaim and convey unto **Billy England and Janet England, husband and wife** "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 38 of Block "A" on the Revised Map of Rainbow Terrace Subdivision of record in Book 1130, Page 85, Register's Office for said County.

Being the same property conveyed to Janet C. Dukes by Quitclaim Deed from Donald B. Dukes, of record in Book 11065, Page 280, in the Register's Office for Davidson County, Tennessee.

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

Janet C. Dukes and Janet England being one in the same person.

This is improved property, known as 704-706 Blackstone Avenue, Madison, TN 37115.

Witness my hand this 21 day of November 2014.

BILL GARRETT, Davidson County
Trans:T20140089200 DEEDQC
Recvd: 11/26/14 11:06 2 pgs
Fees:12.00 Taxes:0.00
20141126-0109156

Janet C Dukes

Grantor- Janet C. Dukes
n/k/a Janet England

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Janet C. Dukes n/k/a Janet England, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of November, 2014.

Commission expires: 9/11/15

Notary Public

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

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