BILL GARRETT, Davidson County
Trans:T20150068829 DEEDQC
Recvd: 08/17/15 10:11 2 pgs
Fees:12.00 Taxes:0.00
20150817-0082229

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15504

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Homer P. Duke,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Danny Phillips,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 3201 Doak Avenue, Nashville, TN 37218

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

LAND in Davidson County, Tennessee, being the northwesterly part of Lot No. 9 of Block 2 on the map of G.T. Sheegog's Subdivision at Bordeaux, of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl, dated August 9, 1976, as follows:

SAID part of Lot No. 9 fronts the southwesterly margin of Doak Avenue a total of 74.83 feet and measures a total of 164.37 feet on the south line, 165 feet on the north line to a line in the rear which measures 55 feet.

BEING the same property conveyed to Homer P. Duke and Danny Phillips, as joint tenants with rights of survivorship, by Quitclaim Deed from Homer P. Duke, dated 4/24/08 and recorded 4/30/08 in Instrument No. 20080430-0043799; and the same property previously conveyed to Homer P. Duke, a single person, by Warranty Deed from Cathy Marie Wright, a single person, and Richard Weaver, a single person, dated 4/4/08 and recorded 4/8/08 in Instrument No. 20080408-0035260, Register's Office for Davidson County, Tennessee.

HPP
Initial(s)

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 10th day of August, 2015.

Homer P. Duke
Homer P. Duke

STATE OF Tennessee
COUNTY OF Davidson

On this 10th day of August, 2015, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Homer P. Duke** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Jacqueline G. Brown
Notary Public

11-5-18
My Commission Expires:

JACQUELINE G. BROWN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Danny E Phillips
Affiant

Subscribed and sworn to before me this 10th day of August, 2015.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

Tax/Map ID & Parcel
080-04-0-048.00

New Owners:
Danny Phillips
3201 Doak Avenue
Nashville, TN 37218

Send Tax Bills to :

Same as new owner