BILL GARRETT, Davidson County
Trans:T20160031280 DEEDQC
Recvd: 04/18/16 10:22 2 pgs
Fees:12.00 Taxes:0.00
20160418-0036944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ZERO.

Affiant

Sworn to and subscribed before me this 15 day of April, 2016.

Notary Public

My Commission Expires: 1-6-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the 18 Day of April, 2016
Deputy Register

This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

JOHN DAVID MCCROSKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Heather Davis Duffy 1470 Frye Road Columbia, TN 38401	Same	091-11-0 186

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Heather Davis Duffy and Robert Duffy ("Grantors"), do this day transfer, quit-claim and convey unto Heather Davis Duffy and Robert Duffy ("Grantees") all of their right, title and interest in the property described herein below, being real property in Davidson County, Tennessee which is described as follows:

Land in Davidson County, Tennessee, being Lot No.'s 1214 and 1216 of Block 188, Plan of Extension of Plat No. 1, West Nashville, of record Plat Book 57, page 173, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heather Davis Duffy and Robert Duffy by Warranty Deed of record in Instrument No. 20160302-0019863, Register's Office for Davidson County,

Tennessee.

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

This is improved property known as 5309 Indiana Avenue, Nashville, Tennessee 37209.

And now, said Heather Davis Duffy and Robert Duffy, for the express purpose of *re-establishing the original lot lines and having distinct map and parcel numbers* assigned to Lot No.'s 1214 and 1216 of Block 188, Plan of Extension of Plat No. 1, West Nashville, of record Plat Book 57, page 173, Register's Office for said County hereby convey, remise, release and forever quitclaim unto Heather Davis Duffy and Robert Duffy, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15 day of April, 2016.

Heather Davis Duffy

Robert Duffy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John David McCroskey a Notary Public in and for said County and State, the within named, Heather Davis Duffy and Robert Duffy, 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 Nashville, Tennessee, this 15 day of April, 2016.

John David McCroskey
Notary Public

My Commission Expires: 1-6-2020

JOHN DAVID MCCROSKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020