PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 07/28/16 15:39 4 pgs
Fees:23.00 Taxes:222.00
20160728-0078066

STATE OF TENNESSEE)
COUNTY OF WILSON)
The actual consideration is $60,000.00

AFFIANT

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me
this 28TH day of July, 2016

NOTARY PUBLIC

My Commission Expires: 9-18-16

ADDRESS OF NEW OWNER:
Daryl Duke
609 Swinging Bridge Road
Old Hickory, TN 37138

SEND TAX BILLS TO:
Owner

Map/Parcel **043 04 0 027.00**
043 04 0 060.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Mildred Jane Duke (herein, "Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Daryl Duke and wife Misty Duke, (herein, "Grantee"), their, heirs, successors and/or assigns**. Said property conveyed herein is described as follows:

See Exhibit A

Being the same property conveyed to Mildred Jane Duke by deed from Earl Glen Duke of record in Instrument No. 20140521-0043835 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to grantee.

Mildred Jane Duke

Mildred Jane Duke

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ismail Mildred Jane Duke, with whom I am personally acquainted, and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 28th day of July, 2016.

Liz Jones

Notary Public

My Commission Expires: 8-14-17

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"

Parcel No. 1:

LAND in Davidson County, Tennessee, described as follows, to-wit:
A parcel of land, being part of Tract 3 as shown on an unrecorded property line survey describing tracts 1 through 4 of the W. A. Webster property described in Deed Book 1606, page 519, Register's Office for Davidson County, Tennessee, said survey prepared by Cummings Surveying Company, September 29, 1968.

SAID parcel of land, being part of Tract 3 is described as commencing at a point in the southwest corner of a .76 acre tract of land that lies south of Swinging Bridge Road; thence , South 47° 47' East 165.0 feet to a point, said point being South 44° 05' West 200.0 feet from a point located on the South side of Swinging Bridge Road; thence South 44° 05' West 147.48 feet to a point located on the northerly margin of Tract 2; thence North 47° 47' West 165.0 feet to a point; said point located on the northwest corner of Tract 2; thence North 44° 05' East 147.48 feet to the point of beginning.

Parcel No. 2:

LAND in Davidson County, Tennessee, described as follows, to-wit:
BEGINNING at an iron pin on the Swinging Bridge Road, approximately 225 feet West of Scenic View Drive in Old Hickory, Tennessee and proceeding in a straight line South 44° 47' west 200 feet to an iron pin; thence North 47° 43' West 165 feet to an iron pin; thence North 44° 47' East 200 feet to an iron pin; thence along the margin of the Swinging Bridge Road South 47° 43' East 165 feet to the point of beginning, according to a survey made by Ralph W. C. Lambert on May 30, 1955, containing 0.75 acre more or less.

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

