QUITCLAIM DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph E Duke	Pinnacle Bank	10513029110
(NAME)	(NAME)	
932 So. Douglas	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160082990 DEEDQC
Recvd: 09/21/16 14:18 2 pgs
Fees:12.00 Taxes:0.00
20160921-0099659

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joseph E. Duke,** hereinafter called the Grantor(s), have quitclaimed unto **Joseph E Duke and Kimberly C Henry, husband and wife,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northwesterly point of Lot No. 85 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, page 95, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, September 10, 1951, as follows:

Being at the southeast corner of 10th Avenue South adn the first alley north of Lawrence Avenue; thence with the easterly margin of 10th Avenue South, South 2 degrees 30 minutes West 53 feet to a point 103.3 feet, more or less, north of the northerly margin of Lawrence Avenue; thence North 88 degrees 45 minutes East, 66 feet; thence North 19 degrees East 28.2 feet' thence North 5 degrees East 22 feet to the southerly margin of said alley; thence with said alley, westwardly 75 feet to the beginning.

Being part of the same property conveyed to Joseph E. Duke by Quitclaim Deed from Joseph Elmer Duke and John T. Duke recorded on May 13, 1992, of record in Book 8625, Page 276, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2116 10th Ave S, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 20th day of September, 2016.

Joseph E. Duke

State of Tennessee
County of Williamson

Personally appeared before me Joseph E. Duke, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of September, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017

RETURN TO:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

File No.: 11517