Prepared by
EDWARD A DUBOIS and TATIANA KIFA DUBOIS

[form 68]

QUITCLAIM DEED

This Quitclaim Deed, executed on 10/ 27, 2016, between Edward Anthony DuBois Grantor, of 2816 White Oak drive,Nashville,TN,37215-1222 and Tatiana Kifa DuBois, ~~wife~~ and Edward ANTHONY DuBois 2816 White Oak drive,Nashville,TN,37215-1, Grantee, in order to create tenancy by the entirety

The Grantor, for and in consideration of the sum of $ 1 dollar and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title, and interest the Grantor has in and to the following described real estate, located at:

114 2 ND Ave South, Nahville,TN,37201 County of Davidson
Map and Parsel No.09306405800
Legal Description of Property:
PT LOT 3 UPPER FERRY PLAN
Classification:
Commercial

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Upper Ferry Property, as of record in Book "R", pages 420 and 421, said Register's Office.

Beginning on the easterly margin of Second Avenue South, formerly Market Street, at the northwest corner of Lot owned by the estate of William Litterer, deceased; and running thence with the north line of litterer lot, eastwardly 100 feet, more or less, to the westerly margin of an alley, northwardly 50 feet to the southerly margin of another alley; thence with the southerly margin of the last mentioned alley, westwardly 100 feet to the easterly margin of said avenue; thence with the easterly margin of said avenue, southwardly 50 feet to the beginning.

(continued)

~~To have and to hold the same together with all buildings, improvements, and appurtenances thereto belonging.~~

Signed, sealed and delivered in presence of:

Witness

Witness

Edward A DuBois
Grantor

BILL GARRETT, Davidson County
Trans:T20160095418 DEEDQC
Recvd: 10/28/16 12:00 2 pgs
Fees:12.00 Taxes:0.00
20161028-0114093

STATE OF Tennessee)
COUNTY OF Davidson)

On 10/ 27, 2016, before me personally appeared Edward A. Dubois, who is personally known to me or who provided Tennessee Drivers License as identification, and signed the above document in my presence.

Notary Public
My Commission expires: July 2, 2018

LATRICIA RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNERS / SEND TAX BILLS TO:

Edward Anthony DuBois
Tatiana Kifa DuBois
2816 White Oak Drive
Nashville, TN 37215

derivation clause: BEING THE SAME property conveyed to EDWARD A. Dubois and wife REGINA A. DUBOIS by deed in BOOK 6025, PAGE 45 R.O.D.C., TN. ALSO, being the same property conveyed from EDWARD A. DUBOIS and REGINA A. DUBOIS, pursuant to the terms of a Marital Dissolution Agreement, to REGINA A. DUBOIS a 1/3 share and to EDWARD A. DUBOIS a 2/3 share in BOOK 10541, PAGE 354, R.O.D.C., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Tatiana Kifa DuBois, Affiant
Subscribed and sworn before me this the
28th Day of October, 2016
L. Chandler, Deputy Register