BILL GARRETT, Davidson County
Trans: T20160113106 DEEDQC
Recvd: 12/22/16 14:15 2 pgs
Fees: 12.00 Taxes: 0.00
20161222-0134932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Charles E. Tant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 2011.

Notary Public

MY COMMISSION EXPIRES: 11-5-2014

(AFFIX SEAL)

LAWRENCE A. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES E. TANT and **DONALD STEVEN TANT**	**SAME**	**90-12-17**
(NAME) **6611 Fleetwood Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHARLES E. TANT, UNMARRIED,** HEREBY REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF HIS RIGHT, TITLE AND INTEREST, UNTO **JAD A DUNCAN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Lying and being a certain tract or parcel in Davidson County, State of Tennessee, and being more particularly described as follows:

Being Lot No. 129 on the Plan of Charlotte Park Subdivision, Secion 2, as of record in Book 2663, Pates 22 and 23, Register's Office for Davidson County, Tennessee. Said Lot No. 129 fronts 70.0 feet on the Northwesterly side of Annex Avenue and extends back 149.1 feet on the Southwesterly line and 149.0 feet on the Northwesterly line to a line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Charles E. Tant by warranty deed from Mark D. Flowers and Amanda L. Crist, as joint tenants with right of survivorship, of record in ***Instrument Number 20030808-0113022****, Register's Office for Davidson County, Tennessee.*

AND NOW I, **JAD A. DUNCAN, TRUSTEE,** for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim all of my right title and interest in the same property herein above described unto **CHARLES E. TANT, UNMARRIED and DONALD STEVEN TANT, INDIVIDUALLY AND MARRIED** as Joint Tenants with Rights of Survivorship.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 531 Annex Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City of Town) (Postal Zip)

Witness our hands this 27th day of April 2011.

Charles E. Tant
CHARLES E. TANT

Jad A. Duncan
JAD A. DUNCAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **CHARLES E. TANT,** the bargainor, 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 office this 27th day of April **2011.**

My Commission Expires: 11-5-2014

Notary Public

LAWRENCE A. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JAD A. DUNCAN, TRUSTEE,** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of April **2011.**

My commission expires: 11-5-2014

Notary Public

LAWRENCE A. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY