Davidson County DEEDQC
Recvd: 07/12/17 11:50 2 pgs
Fees:12.00 Taxes:0.00
20170712-0070081

**Prepared from Information provided without the benefit of a Title Search**

**Instrument Prepared By:**

**Esquire Title & Escrow, Inc.**
**30 Burton Hills Blvd., Suite 200**
**Nashville, TN 37215**

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant Sandra Duncan

Subscribed and sworn to before me this 11th day of July, 2017.

Notary Public

My Commission Expires: 5/3/21

**This instrument is recorded for the purpose of correctly identifying the current vesting of said property.**

## QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Sandra W. Duncan** | **SAME** | **22W-21650** |
| **126 Abbottsford** | | **105-13.243** |
| **Nashville, TN 37215** | | |

**FOR AND IN CONSIDERATION** of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Sandra Wheeler Moss**, by these presents does hereby transfer and quitclaim and convey her interest unto **Sandra W. Duncan** her successors and assigns, all of her rights, title, and interest in and to the following described tract of land:

Being lot No. 33 on the Map of Duckworth's Addition to Nashville as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 50 feet on the easterly side of 11th Avenue South and runs back between parallel lines measuring 180 feet to an alley.

Being the same property conveyed to Joe P. Moss, unmarried, by deed dated December 28, 1967 from Maryland Lyons, Jr. and wife, Dorothy Lucille Lyons of record in Book 4201, Page 917, Register's Office for Davidson County, Tennessee. The said Joe P. Moss died testate on May 24, 1988 and by Last Will and Testament probated in the Probate Court for Davidson County, Tennessee under Probate Case Number 90910 devised a life estate to Mary Fleming with said property vested in fee simple to Sandra Wheeler Moss. The said Mary Fleming died on October 18, 2007, survived by Sandra Wheeler Moss (now known as Duncan).

This is improved property, **2222 11th Avenue South, Nashville, Tennessee 37204**

**WITNESS** my hand this 11th day of July, 2017.

Sandra Wheeler Moss

**STATE OF** Tennessee)
**COUNTY OF** Davidson)

On this 11th day of July, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Sandra Wheeler Moss,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

**WITNESS** my hand this 11th day of July, 2017.

Notary Public

My Commission Expires: 5/3/21

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, I. Dyke Tatum, 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.

I. Dyke Tatum
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Theresa L. Smith, a notary public for this county and state, I. Dyke Tatum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa L. Smith
Notary's Signature

My Commission Expires: 11/5/2018.

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.