Box 14

Box #14

G#30075-3

## QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170078271 DEEDQC
Recvd: 09/07/17 09:30 2 pgs
Fees: 12.00 Taxes: 0.00
20170907-0091885

State of Tennessee
County of Davidson

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 5th day of September 2017.

Notary Public

My commission expires: 7.8.2019

(AFFIX SEAL)

CRYLYN S. PRIEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jeff Hale** | **"New Owner"** | **Map 150-09-0-047.00** |
| 134 Timber Hills | | |
| Hendersonville TN 37075 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**John W. Duffey**

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

**Jeff Hale, an** Married **man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 213 on the Plan of Forest View Park, Section One, of record in Plat Book 3700, Page 110. Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING all of the same property conveyed to Erskine Duffey and wife, Eva Estes Duffey, by Deed from Hurbert E. Power and wife, Mary Julie Power, of Book 5143, Page 261, Register's Office for Davidson County, Tennessee.**

**THE said Erskine C. Duffey and Eva Estes Duffey having died. The said Eva Estes Duffey having pre-deceased Erskine C. Duffey on March 25, 1998. The said Erskine C. Duffey having died intestate on October 30, 2010.**

**PURSUANT to an Affidavit of Heirship dated September 22nd, 2017, of record in Instrument No. 20170907-0091884, Register's Office, established said property was left to their sole next of kin and heirs at law being their two sons, John W. Duffey and Michael Duffey, as tenants in common.**

**THE said property has now been sold to G. Co. Investments, LLC, by Metropolitan Government by Delinquent Tax Sale. Report of Sale of record in Instrument No. 20170703-0066458, recorded July 3, 2017. Register's Office for Davidson County, Tennessee.**

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**SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.**

This is Improved (__x__) Unimproved (____) property, known as: **2545 Forest View Drive, Antioch, TN 37013**

Witness my/our hand(s) this 5th day of **September, 2017.**

**John W. Duffey**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

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

Witness my hand and official seal at Nashville, Tennessee, this 5TH day of **September, 2017.**

**Notary Public**

**My Commission Expires:** 10/07/2019

KIRSTEN BRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY