33960

QUITCLAIM DEED	Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

Bill Garrett Davidson County
Batch# 29052 DEEDQC
11/22/2017 10:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171122-0119966

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owners	Send Tax Bills To	Map-Parcel Nos.
James Duke 861 Fonnic Drive Nashville, TN 37207	James Duke 861 Fonnic Drive Nashville, TN 37207	033 13 0A 013.00

THIS INDENTURE, Made the 26th day of September, 2017, between **James Glenn Duke and Antoinette Hargrove Duke,** as party or parties of the first part, hereinafter called Grantors, and **James Glenn Duke** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantors for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of their rights, titles and interests in said property, with respect to all of Grantors' titles, interests, claims or demands which the Grantors have or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in the 3rd Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 13, on the plan of Hidden Springs, phase-one, section two, a plat of record in Instrument No. 2005-0209-0015118, Register's Office fo Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Southern Home Builders, LLC, a Tennessee

limited liability company, by deed of record in Instrument No. 20060104-0000976, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James G. Duke and Antoinette Hargrove Duke from Southern Home Builders, LLC, by deed of record in Instrument No. 20061116-0142511, Register's Office for Davidson County, Tennessee.

This property is commonly known as **861 Fonnic Drive, Nashville, TN 37207** with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

James Glenn Duke

Antoinette Hargrove Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

AFFIANT

Notary Public

My Commission Expires: 3/8/21

CYNTHIA GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
My Commission

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of September, 2017, before me personally appeared, **James Glenn Duke and Antoinette Hargrove Duke,** to me known, or proved to me on the basis of

satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of September, 2017.



Notary Public
My Commission Expires: 3/8/21

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

