Bill Garrett Davidson County
Batch# 100610 DEEDQC
06/05/2018 11:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180605-0053659

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2018.

Notary Public

COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

LAURA WEMBY MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
James Ethan Duke and Erica Sircy Duke (Name)	**NEW OWNER**	083060335.00
600 Rudolph Avenue (Address)		
Nashville, Tennessee 37206		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **James Ethan Duke, a married man,** hereinafter referred to as Grantor, hereby quitclaims to **James Ethan Duke and Erica Sircy Duke, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns forever, all of his right, title and interest in the following described real estate, located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of George Shields East End Subdivision (subdivision name erroneously excluded from prior deed of record) of record in Plat Book 57, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 50 feet on the Westerly margin of Rudolph Avenue and extends back 147.5 feet on the Northerly line and 142.5 feet on the Southerly line to an alley in the rear.

Being the same property conveyed to James Ethan Duke, a single man, by Warranty Deed from Emory Martin, unmarried, on February 17, 2017, and recorded on February 21, 2017, in Instrument No. 20170221-0017168, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 600 Rudolph Avenue, Nashville, Tennessee 37206

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 26 day of May, ~~2017~~ 2018

James Ethan Duke

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 James Ethan Duke, 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 foregoing QuitClaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 26th day of May, 2017.

NOTARY PUBLIC

My commission expires: 1/16/20

LAURA WENDY MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY