This instrument prepared by:
Russell B. Dugan
8305 Preston Run
Goodlettsville, TN 37072

Owner/Responsible Taxpayer
Joy Joann Dugan aka Joy Joann Van Est
5302 Simpkins Road
Whites Creek, TN 37189

Karen Johnson Davidson County
Batch# 208389 DEEDQC
03/21/2019 12:24:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20190321-0025813

Tax Map Parcel No.: 039-00-0-254.00

M.I.S. FILE NO
1670356

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 8th day of November, 2018, by and between Russell B. Dugan, divorced and not since remarried, whose address is 8305 Preston Run, Goodlettsville, TN 37072 and Joy Joann Dugan aka Joy Joann VanEst, divorced and not since remarried, whose address is 5302 Simpkins Road, Whites Creek, TN 37189, who acquired title as Russell B. Dugan and Joy J. Dugan, husband and wife, ("Grantor"), and Joy Joann Dugan aka Joy Joann VanEst, an unmarried woman, whose address is 5302 Simpkins Road, Whites Creek, TN 37189, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

This Deed arises from the full satisfaction of that Final Decree of Divorce and Marital Dissolution Agreement filed in the Circuit Court of the County of Davidson, State of Tennessee in Case No. 17D1911 ("DIVORCE"). Whereas, the Divorce provides that the Grantor's name be restored to Joy Joann VenEst. Therefore, the execution and delivery of this Deed terminates all right, title, claim and interest Russell B. Dugan currently has in the above described real property as a result of the DIVORCE, prior conveyances or otherwise.

Being the same property conveyed to Grantor by Deed dated June 28, 2017 from Tammy Mellons, Trustee of record in Document Number 20170628-0065191 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 5302 Simpkins Road, Whites Creek, TN 37189

WITNESS the hand and seal of the party of the first part the day and year first above written.

Russell B. Dugan

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Jamie Presson, a Notary Public in and for said County and State, Russell B. Dugan the within named bargainor, individual(s), 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, at office, this 8th day of November, 2018.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: March 10, 2019

JAMIE PRESSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

WITNESS the hand and seal of the party of the first part the day and year first above written.

Joy Joann Dugan aka Joy/Joann VanEst

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, 3/12/19 Rodriguez Turner RT, a Notary Public in and for said County and State, Joy Joann Dugan aka Joy Joann VanEst the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of ~~November, 2018.~~ March 2019

NOTARY PUBLIC

NOTARY STAMP/SEAL

Notary Commission Expires: 5/20/2020

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Russell B. Dugan

Witness my hand, at office, this 8th day of November, 2018.

NOTARY PUBLIC

JAMIE PRESSON
NOTARY STAMP/SEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Notary Commission Expires: March 10, 2019

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Joy Joann Dugan aka Joy/Joann VanEst

Witness my hand, at office, this 12 day of ~~November, 2018~~ March 2019.

NOTARY STAMP/SEAL

NOTARY PUBLIC Rodriguez Turner

Notary Commission Expires: 5/20/2020

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001670356

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN DOCUMENT 20170628-0065191 AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS, TO WIT:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF WHITES CREEK, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF SIMPKINS ROAD, BEING THE SOUTHWEST CORNER OF THE ORIGINAL 14.13 ACRE TRACT OF PAUL ALLEN TEASLEY AND WIFE, LILLIAN ANN TEASLEY, OF RECORD IN BOOK 2449, PAGE 531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NOW STEPHEN B. TEASLEY 3 ACRE TRACT OF RECORD IN BOOK 6154, PAGE 171, SAID REGISTER'S OFFICE; THENCE WITH THE LINE OF TEASLEY NORTH 14 DEGREES 30 MINUTES EAST 362 FEET TO A POINT; THENCE NORTH 11 DEGREES 00 MINUTES EAST 429 FEET TO A POINT; THENCE WITH A NEW CALCULATED LINE NORTH 78 DEGREES 00 MINUTES EAST 385 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF BURGESS ROAD; THENCE WITH THE FOLLOWING DEED CALLS: SOUTH 36 DEGREES 00 MINUTES WEST 186 FEET, AND SOUTH 27 DEGREES 45 MINUTES WEST 135.3 FEET, AND SOUTH 13 DEGREES 15 MINUTES EAST 203.2 FEET TO A POINT; THENCE SOUTH 16 DEGREES 00 MINUTES WEST 432.8 FEET TO A POINT IN THE INTERSECTION OF BURGESS ROAD AND SIMPKINS ROAD; THENCE WITH SIMPKINS ROAD 266 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO RUSSELL B. DUGAN AND JOY J. DUGAN, HUSBAND AND WIFE, FROM TAMMY MELLONS, TRUSTEE, RECORDED ON JUNE 28, 2017 IN DOCUMENT 20170628-0065191, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 039-00-0-254.00

COMMONLY KNOWN AS 5302 SIMPKINS ROAD, WHITES CREEK, TN 37189
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

I, Angelia Webb, 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.

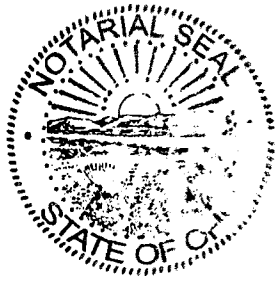
Angelia Webb

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Pia Behm, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 6 26 22
Notary Seal



PIA BEHM
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 26, 2022