Karen Johnson Davidson County
Batch# 357684 DEEDQC
02/13/2020 09:02:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200213-0016494

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 31 day of January, 2020.

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

My Commission Expires: 8.4.20

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Erin Kay Duvall 2318 Maplecrest Drive Nashville, TN 37214	SAME	084-11-0-195.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **David E. Duvall and Angela K. Duvall, husband and wife,** GRANTOR, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Erin Kay Duvall, unmarried,** GRANTEE. Said property conveyed herein is described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of A Subdivision of C.R. Quarles Lands, Maplecrest, of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Being the same property conveyed to Erin Kay Duvall, unmarried and David E. Duvall and Angela K. Duvall, husband and wife, as joint tenants with rights of survivorship by Warranty deed from Benjamin C. Minnix, married of record in Instrument No. 20130904-0093162 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on September 04, 2013.**
>
> This being improved property also known as: **2318 Maplecrest Drive Nashville, Tennessee 37214.**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 22 day of January, 2020.

GRANTOR:

David E. Duvall

Angela K. Duvall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **David E. Duvall and Angela K. Duvall**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 22 day of January, 2020.

Notary Public

My Commission Expires: 1/28/23

