Karen Johnson Davidson County
Batch# 448372 DEEDQC
08/03/2020 09:22:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200803-0085014

Mail to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
(615) 776-7461

#1449

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Timothy L. Dugger and wife, Patricia Toy Bryant	**(NEW OWNERS)**	**Map: 082-03-**
1006 Stainback Avenue		**Parcel: 0348.00**
Nashville, TN 37207		
This instrument prepared by: Southern Land Title & Escrow, Inc., 9927 Sam Donald Court, Ste B, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance.		

QUITCLAIM DEED

Know all persons by these presents, **Timothy L. Dugger, married,** (hereinafter collectively referred to as the "Grantor"), does hereby quitclaims and conveys to **Timothy L. Dugger and wife, Patricia Toy Bryant,** (hereinafter referred to as the "Grantees"), the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 80, in Sharpe and Horn's First Addition, to Northeast Nashville, of record in Book 57, page 152, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Said Lot 80 fronts 50 feet on the West side of Stainback Avenue and runs back between parallel lines 155 feet to an alley.

Being the same property conveyed to Timothy L. Dugger, an unmarried man by warranty deed dated May 15th, 2017 from Justin Rogers, a married man of record in Instrument No. 20170518-0049177, said Register's Office.

This is the same description as used in the last Deed of record.

It is the intent of Grantor herein is to create a tenancy by the entirety in Grantees.

Said properties are conveyed subject to such limitations, restrictions, encumbrances, and all matters appearing of record, as may affect the premises.

This is improved real property known as: 1006 Stainback Avenue, Nashville, TN 37207.

STATE OF TENNESSEE} **COUNTY OF WILLIAMSON}**	
The actual consideration or value, whichever is greater for this transfer is $ -0-.	
Affiant _____	JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
Subscribed and sworn to before me this 30th day of JULY, 2020. _____ **Notary Public:** **My Commission Expires: 10/30/2022**	

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 30th day of JULY, 2020.

_____
TIMOTHY L. DUGGER

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **TIMOTHY L. DUGGER,** whom I am personally acquainted, (or proved to me since satisfactory evidence), and who, upon oath acknowledged that **HE** executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at City of Nolensville, State of Tennessee, this 30th, day of JULY, 2020.

_____
Notary Public

My Commission Expires: 10/30/2022

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY