QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 505439 DEEDQC
10/30/2020 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201030-0127135

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2020.

NOTARY PUBLIC

My commission expires: 6/6/21

FRANK W. ROBERTS NOTARY PUBLIC TENNESSEE STATE OF WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Duff and Tonya Duff 264 Cedarcreek Drive Nashville TN 37211	New owners	173-01-0-003.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Charles Henry Duff, unmarried**, hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Charles H. Duff and Tonya Duff, joint tenants with right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Cedarwood Estates, Section 2 of record in Plat Book 4860, page 58, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles Henry Duff by Quitclaim Deed from Virginia Lea Duff, dated November 27, 2012, of record in Instrument 20121129-0109719, Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 264 Cedarcreek Drive, Nashville TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS MY HAND, this 29th day of October, 2020.

Charles Henry Duff

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, **Charles Henry Duff**, 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 and seal, this 29th day of October, 2020.

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/6/21

FRANK W. ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022