Karen Johnson Davidson County
Batch# 647314 DEEDQC
06/01/2021 04:00:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210601-0073405

**This Instrument Prepared By:**

Cumberland Advisory Group, LLC
1602 8th Ave S, Suite B
Nashville, TN 37203

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Glenn G. Dukes, bargain, sell, release, remise, quitclaim and convey unto **Cumberland Advisory Group, LLC** all our right, title and interest in and to the following described real estate, to-wit:

**See Exhibit A for Legal Description**

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 1st day of June 2021.

**Glenn G. Dukes**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Glenn G. Dukes, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 1st day of June 2021

EMILY DUKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Sworn to and subscribed before me this 1st day of June 2021.

Notary Public

My Commission Expires: 1/6/25

Tax Map and Parcel Number: 07504006600

ADDRESS OF NEW OWNER AND PERSON RESPONSIBLE FOR TAXES:

Cumberland Advisory Group, LLC
1602 8th Ave S, Suite B
Nashville, TN 37203

EMILY DUKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

# Exhibit "A"

## Legal Description

Land in Davison County, Tennessee, being all of Lot No. 299, on the plan of Section Five, Tulip Grove, of record in Plat Book 4175, Page 71, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Vann H. Hughes, an unmarried man by Warranty Deed from Mary V. Hughes, married, dated 12/10/2013 and recorded 12/11/2013, of record in Instrument 201312110125568, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Glenn G. Dukes, a married man, by Warranty Deed from Vann H. Hughes dated 05/27/2021, and recorded 06/1/2021, of record in Instrument 202106010073102.

This coneyance is subject to: All matters shown on the plat of record in Plat Book 4175, Page 71; Covenants, conditions, easements and restrictions recorded in Book 4349, Page 112, and Book 4367, Page 936, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.