THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 659679 **DEEDQC**
06/18/2021 10:49:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210618-0082494

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2021.

Notary Public

My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 6, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven Andrew Duffy and Wendy Kubly Duffy 475 Hogan Road Nashville, TN 37220	New Owner	146 16 0 031.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Joshua Kubly and Cindy Kubly, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **, Steven Andrew Duffy and Wendy Kubly Duffy, husband and wife** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Brentwood Hall, Section IV, of record in Book 2083, Page 90, 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 Steven Andrew Duffy and Wendy Kubly Duffy, husband and wife and Joshua Kubly and Cindy Kubly, husband and wife, tenants in common with right of survivorship, by Warranty Deed from Vivian L. Hamilton, an unmarried person, of record in Instrument No. 20180305-0020525, in the Register's Office of Davidson County, Tennessee, dated March 02, 2018 and recorded on March 05, 2018.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of June, 2021.

Joshua Kubly

Cindy Kubly

STATE OF

COUNTY OF

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Joshua Kubly and Cindy Kubly, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of June, 2021.

DEBBIE CASTEEL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

Notary Public

My Commission Expires

COMMISSION EXPIRES - 03/19/2023
DEBBIE CASTEEL