THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. _____ Affiant Subscribed and sworn to before me, this 25th day of August, 2021. _____ Notary Public My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Andrew Duffy, Wendy Duffy and Steven Duffy 475 Hogan Road Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 146-16-0-013.00

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, **Steven Andrew Duffy and Wendy Kubly Duffy, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Steven Andrew Duffy and Wendy Kubly Duffy, husband and wife, as to an undivided 50% interest and Steven Robert Duffy, married, as to an undivided 50% interest**, 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 by Quitclaim Deed from Joshua Kubly and Cindy Kubly, husband and wife, dated June 15, 2021 and recorded June 18, 2021 and of record in Instrument No. 20210618-0082494, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **475 Hogan Road, Nashville, TN 37220**

Karen Johnson Davidson County
Batch# 705469 **DEEDQC**
08/26/2021 12:26:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210826-0115446

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 conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 25 day of August, 2021.

Steven Andrew Duffy

Wendy Kubly Duffy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven Andrew Duffy** and **Wendy Kubly Duffy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25 day of August, 2021.

Notary Public

My Commission Expires: 