Karen Johnson Davidson County
Batch# 927050 DEEDQC
10/07/2022 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221007-0110806

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Holland Duane, Kari Duane, and David Duane 1002 B Elvira Avenue Nashville, TN 37216	New owner(s)	072061Q00200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David Duane and Kari Duane, husband and wife**, by these presents do hereby quitclaim and convey unto, **Holland Isley Duane, an unmarried person and Kari Duane and David Duane, wife and husband; as joint tenants with rights of survivorship**, their successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, as shown on the plat attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 1002 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20210407-0045451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Holland Isley Duane, an unmarried person, by Warranty Deed dated June 30, 2020, from Kerri T. Leech, an unmarried woman, of record in Instrument No. 20200706-0072495, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Duane and Kari Duane, husband and wife, by Warranty Deed dated August 13, 2021, from Holland Isley Duane, an unmarried woman, of record in Instrument No. 20210816-0110084, Register's Office for Davidson County, Tennessee.

Being also known as 1002 B Elvira Avenue, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 7 day of OCTOBER, 2022.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7th day of OCTOBER, 2022.

Kari Duane

Kari Duane

David Duane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kari Duane and David Duane**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of October, 2022.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

202210070110806

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/7/2022 ____ (date of document).

Affiant Signature

10/7/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of October, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025