QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Affiant

Subscribed and sworn to me on May 26, 2023

NOTARY PUBLIC

My Commission Expires 9-4-26

CATHERINE DEBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP – PARCEL #
James Glenn Duke and Myra Keonnia Adams 861 Fonnic Drive Nashville, TN 37207	Same as new owner	033 13 0A 013 00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that JAMES GLENN DUKE, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto JAMES GLENN DUKE and MYRA KEONNIA ADAMS, as tenants by the entirety, hereinafter called **"GRANTEE,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows

Land in the 3rd Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No 13, on the plan of Hidden Springs, phase-one, section two, a plat of record in Instrument No 2005-0209-0015118, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property

Being the same property conveyed to James Glenn Duke from James Glenn Duke and Antoinette Hargrove Duke, by Warranty Deed dated September 26, 2017, and recorded November 22, 2017, of record in Instrument No 20171122-0119966, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

This is improved property known as 861 Fonnic Drive, Nashville, TN 37207.

WITNESS my hand on May 26, 2023

Karen Johnson Davidson County
Batch# 1008093 **DEEDQC**
05/26/2023 10 48 13 AM 2 pgs
Fees $12 00 Taxes $0 00

20230526-0039886

James Glenn Duke

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On May 26, 2023, before me personally appeared JAMES GLENN DUKE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on May 26, 2023

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

NOTARY PUBLIC

My Commission Expires 9-7-26