Karen Johnson Davidson County
Batch# 1025355 DEEDQC
07/12/2023 01:12:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230712-0053436

This Form furnished by: **ATTORNEY GEORGE D. SPANOS**

FROM:
DAN THOMAS DUFTY

FROM:
ETHAN R. PAGE

AND

TO:
ETHAN R. PAGE

TO:
DAN THOMAS DUFTY
JAMIE DUFTY,
Husband and Wife

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Dan Thomas Dufty & Jamie Dufty 405 Rudolph Avenue Nashville, TN 37206	SAME	Tax Map & Parcel Nos. Map 83-10 Parcel 31.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None

DAN THOMAS DUFTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/06/2025.
(AFFIX SEAL)

This Instrument Prepared By:

GEORGE D. SPANOS, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

Grantor(s) and Grantee(s) acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **DAN THOMAS DUFTY** do hereby Quitclaim to **ETHAN R. PAGE** any and all right, title and/or interest I may have in and to the real property, in said real property in Davidson County, State of Tennessee, as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lots No. 227 and 228 on the map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dan Thomas Dufty by warranty deed from Andrew B. Newell of record in Instrument No. 20090710-0064549, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Any and all existing restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office in Davidson County, Tennessee.

This is improved property known as: ***405 Rudolph Ave, Nashville, Tennessee 37206.***

Grantor(s) and Grantee(s) acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

And now, I, the said **ETHAN R. PAGE**, do hereby convey and forever Quitclaim unto **DAN THOMAS DUFTY** and **JAMIE DUFTY, Husband and Wife, as joint tenants with right of survivorship**, their heirs and assigns, the same real property hereinabove described and set forth, to which reference is hereby made; and said real property in conveyed with the same limitation, restrictions, and encumbrances as may affect the premises, set forth above and below.

Said real property is described as follows:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lots No. 227 and 228 on the map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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Grantor(s) and Grantee(s) acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of July, 2023.

DAN DUFTY

JAMIE DUFTY

ETHAN R. PAGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally, appeared before me, Jessica Stanford, a Notary Public in and for said County and State, the within named, **DAN THOMAS DUFTY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 12th day of July, 2023.

Jessica Stanford
NOTARY PUBLIC

My Commission Expires: 01/06/2025
DATE

JESSICA STANFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally, appeared before me, Jessica Stanford, a Notary Public in and for said County and State, the within named, **JAMIE DUFTY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 12th day of July, 2023.

Jessica Stanford
NOTARY PUBLIC

My Commission Expires: 01/08/2025.
DATE

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2025

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally, appeared before me, Jessica Stanford, a Notary Public in and for said County and State, the within named, **ETHAN R. PAGE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 12th day of July, 2023.

Jessica Stanford
NOTARY PUBLIC

My Commission Expires: 01/08/2025
DATE

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2025

Certificate of Authenticity

I, Ethan R. Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ethan R. Page #34380

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jessica Stanford, a notary public for this county and state, Ethan R. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Stanford

Notary's Signature

My Commission Expires: 01/04/2025

Notary's Seal (If on paper)

