Karen Johnson
Batch # 1089691
01/09/2024 08:53:20 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240109-0001738

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Andrew Duensing and Joshua Duensing 110 Glancy St. - Ste 103 Goodlettsville, TN 37072	NEW OWNER	034 01 0C 05.00; 06.00; & 08.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the **Steven P. Duensing Living Trust and Steven P. Duensing, individually and as general partner of DAC Joint Venture, a Tennessee general partnership** "the Grantors," conveys and quitclaims unto **Andrew Duensing and Joshua Duensing** "the Grantees," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit Nos. 103A, and 103B, on the Plan of Glancy Square, a Planned Unit Development, a Horizontal Property Regime, of record in Plat Book 7900, Page 454, Register's Office for Davidson County, Tennessee, and Unit No. 104B, on the Plan of the Amendment to Units 104-A and 104-B, of record in Plat Book 11272, Page 622, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed to the Steven P. Duensing Living Trust, from Timothy J. Adair, personally and d/b/a DAC Joint Venture, a Tennessee general partnership, on October 29, 2010, and recorded on November 22, 2010, in Instrument No. 20101122-0093324, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 3rd day of January, 2024.

_____(SEAL)
Steven P. Duensing

The Steven P. Duensing Living Trust,

_____(SEAL)
Steven P. Duensing, Trustee

_____(SEAL)
Janet Lee Ivey-Duensing, Trustee

_____(SEAL)
Andrew Duensing, Trustee

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Steven P. Duensing, Janet Lee Ivey-Duensing, and Andrew Duensing, Trustees of the Steven P. Duensing Living Trust** and ~~**Stephen**~~ Steven **P. Duensing, individually and as general partner of DAC Joint Venture, a Tennessee general partnership** the within named Grantors, 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 and official seal this 3rd day of January, 2024.

_____
Notary Public
My commission expires: _____

MELISSA J. BUTCHKO-TUFECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 9/27/2026

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

_____
(Affiant)

_____
Notary Public My commission expires: _____

MELISSA J. BUTCHKO-TUFECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 9/27/2026