Karen Johnson Davidson County
Batch# 1145107 DEEDQC
06/10/2024 11:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240610-0043221

File No: 2001113992
Grantor's Loan No. 1224162804

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Ashley Duke, 1329 Mercury Drive, Nashville, TN 37217

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 120 02 0 176.00

QUITCLAIM DEED

Ashley Duke, a single woman, whose mailing address is **1329 Mercury Drive, Nashville, TN 37217**, and **Jason Polk**, a single man, whose mailing address is **523 Drema Ct, Murfreesboro, TN 37127**, ("Grantor"), for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Ashley Duke,** a single woman, ("Grantee"), whose tax mailing address is **1329 Mercury Drive, Nashville, TN 37217,** with quitclaim covenants, their interest in the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 110 ON THE PLAN OF STARDUST ACRES OF RECORD IN BOOK 1424, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 110 FRONTS ON THE SOUTHERLY MARGIN OF MERCURY DRIVE FOR 100 FEET AND EXTENDS BACK 100 FEET ON THE EASTERLY LINE AND 137 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 107 FEET THEREON.

Property Address is: 1329 Mercury Drive, Nashville, TN 37217

BEING THE SAME PROPERTY CONVEYED TO ASHLEY DUKE, A SINGLE WOMAN, AND JASON POLK, A SINGLE MAN FROM ERIN GREGORY, AN UNMARRIED INDIVIDUAL, DATED 12/06/2022, RECORDED 12/08/2022, DEED INSTRUMENT # 20221208-0127755, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID: 120 02 0 176.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

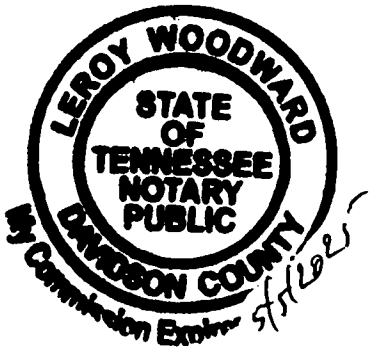
Affiant

Subscribed and sworn to before me on this the 2nd day of April, 2024.

Notary Public

My Commission Expires: 5/5/2025

SEAL



Executed by the undersigned on 4/2, 2024.

Ashley Duke

Jason Polk

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Ashley Duke** and **Jason Polk**, personally known to me, or has produced TDL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2ND day of APRIL, 2024.

Notary Public

LEROY WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/5/2025

Tennessee Certification of Electronic Document

I, Amy Cox, 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 04/02/2024 (date of document).

Affiant Signature

04/16/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 16 day of APRIL, 2024.

Notary's Signature

MY COMMISSION EXPIRES 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282