Karen Johnson Davidson County
Batch# 1193575 DEEDQC
10/15/2024 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241015-0079737

THIS INSTRUMENT PREPARED BY: **ALICE M. BOHANNON, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Adrian Duque Affiant Subscribed and sworn to before me, this 21st day of June, 2024. Alice M. Bohannon Notary Public My Commission Expires: ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 07-06-2026

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Melissa Kaye Duque 1613 Graybar Lane Nashville, TN 37215	SAME	117-12-0-156.00

QUITCLAIM DEED

For and in consideration of $10.00, cash in hand paid, and other good and valuable consideration, **Adrian Sanford Duque** (the "Grantor") hereby remises, releases and quitclaims unto **Melissa Kaye Duque** (the "Grantee"), and to the Grantee's heirs, successors and assigns, with full power to sell or encumber the property without the consent of any beneficiary, all of the Grantor's right, title and interest in and to the tract or parcel of land in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21st day of June, 2024.

Adrian Sanford Duque

Adrian Sanford Duque

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adrian Sanford Duque, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of June, 2024.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Alice Boh

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the East 210 feet of Lot No. 19 on the Map of Noel's Glen-Echo Subdivision, not of record, and described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, in August, 1925, as follows:

Beginning at a point in the south margin of Graybar Lane, formerly Watkins Street, at the corner of lots Nos. 19 and 20, said point being 300 feet west of Belmont Boulevard; thence with the line between said lots, southerly 400 feet to a point; thence westerly 210 feet to the southeast corner of the Lindahl property; thence with their east line northerly 400 feet to the south margin of Graybar Lane; thence with the margin of the same, easterly 210 feet to the beginning.

Being the same property conveyed to Melissa Sanford Duque and Adrian Sanford by deed from Lousie Sanford and Melissa Sanford Duque, of record in Instrument No. 20220105-0002025 in the Register's Office for Davidson County, Tennessee.

Melissa Kaye Duque and Melissa Sanford Duque are one and the same person.

This is improved property known as 1613 Graybar Lane, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 6/21/24.

10/15/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of October, 2024.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

