This instrument was prepared by:
Jacqueline B. Dixon
*Lewis Thomason, P.C.*
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson
Batch # 1195994
10/21/2024 11:42:59 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241021-0081537

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Ashley Nichole Duvall<br>2156 Sanborn Drive<br>Nashville, TN 37214 | Same | 095-14-0 / 105.00 |

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

The actual consideration for this transfer is Zero Dollars ($0.00).

Ashley Nichole Duvall
ASHLEY NICHOLE DUVALL

JANET L. FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

SWORN TO AND SUBSCRIBED before me this 16th day of OCTOBER 2024.

NOTARY PUBLIC
My Commission Expires: 5/5/25.

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Order entered on September, 20, 2024, in the Third Circuit Court for Davidson County, Tennessee, in the divorce case of *Ashley Nichole Duvall v. Danny Joe Duvall*, Docket Number 20D575, Danny Joe Duvall has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Ashley Nichole Duvall, her heirs, successors, and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 216 on the Plan of Elm Hill Acres, Section I, as of record in Book 2331, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Judith Turner, by Deed from Henry F. Flippo, of record in Book 10708, Page 978, Register's Office for Davidson County, Tennessee. The said Judith Turner having since died. The Last Will and Testament of Judith Gail Turner, Probate No. 02P-116, of record in Will File No. 3449/635255, Probate Court for Davidson County, Tennessee. The liquid assets of said Estate being insufficient to pay the claims filed against the Estate, the Executor has been authorized to sell the property in order to satisfy said claims. This Deed has been executed pursuant to said power of sale and the property is transferred free and clear of all claims.

INCLUDED in the above described property BUT EXCLUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed from James Edward Crowell and wife, Patricia Louise Crowell, of record in Book 3936, Page 449, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point, said point being the Southeast corner of Lot No. 216; thence, westerly with the lot line between Lot Nos. 216 and 217, a distance of 64 feet to a point in the West margin of Briley Parkway; thence, North 17° 03' 14" East along the West margin of Briley Parkway 107 feet to a point; thence, easterly with the lot line between Lot Nos. 216 and 213, a distance of 33.2 feet to a dead line in the rear; thence, southerly along the dead line in the rear of Lot No. 216, a distance of 100 feet to the point of BEGINNING and containing 4,857 square feet.

AND further INCLUDED in the above described property BUT EXCLUDED therefrom is the property conveyed to the State of Tennessee, by Deed from Charles Dewey Parson, Jr., Executor of the Estate of Judith Gale Turner, of record in Instrument No. 20021021-0128808, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the point of intersection of the existing West margin of SR 155 and the South boundary of the Robert Rolston and Catherine R. Dunlap property; thence, with said existing margin southerly 107 feet, more or less, to a point; thence, with the North boundary of the James M. Hunter et ux property South 86° 09' 30" West 35.32 feet to a point; thence, with the proposed West margin of said road, North 17° 03' 14" East 107.04 feet to a point; thence, with said South boundary North 86° 09' 30" East 35.32 feet to the point of BEGINNING, containing 3,532 square feet.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; subject to the right of ingress and egress as stated in the Deed of record in Book 3936, Page 449, said Register's Office; and taxes for the current year which have been prorated and paid by the Grantor herein.

Being the same property conveyed to Ashley Nicole Smith, unmarried, by Charles Dewey Parson, Jr., Executor of the Estate of Judith Gale Turner, deceased, by Warranty Deed dated October 17, 2002, and recorded October 21, 2002, as Instrument No. 20021021-0128809, said Register's Office.

This is improved property known as: 2156 Sanborn Drive, Nashville, Tennessee 37214.

DANNY JOE DUVALL

STATE OF TENNESSEE ]
COUNTY OF Davidson ]

Personally appeared before me, Bradley Holton, a Notary Public in and for said County and State, the within named DANNY JOE DUVALL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 15 day of October, 2024.

BRADLEY HOLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/15/2025

**Disclaimer**

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.