BILL GARRETT, Davidson County
Trans:T20130105378 DEEDQC
Recvd: 12/18/13 11:12 2 pgs
Fees:12.00 Taxes:0.00
20131218-0127842

EXECUTRIX'S DEED

FROM: KATHY DUNCAN, Executrix, ESTATE OF MARGARET DUNCAN

TO: KATHY DUNCAN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
KATHY DUNCAN 511 SELSEY COURT HERMITAGE, TN 37076	SAME	64-12A 620

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Kathy Duncan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF December 2013.

Lindsey Ellison
NOTARY PUBLIC

My Commission Expires: 12/16/14

LINDSEY ELLISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Margaret Duncan died on November 28, 2008. Kathy Duncan was appointed executrix of the Estate of Margaret Duncan, pursuant to her Last Will and Testament, September 14, 2005, by the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Probate No. 11P1082. The executrix by signing this deed releases any right the executrix has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the Last Will & Testament of Margaret Duncan, Kathy Duncan, as Executrix of the Estate of Margaret Duncan, quitclaims to Kathy Duncan, all rights, title and interest in the following described real estate situated in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No.: 620, of Fox Run Condominiums, Second Revision – Part of Sec. 2 and First Revision – Part of Sec. 1 as of record in Books 6250, Page 118, Register's Office for said county, to which reference is here-by made for a more complete and accurate description of said unit.

Being the same property conveyed to Cordell G. Duncan and wife, Margaret T. Duncan, by deed from Fox Run Company, Inc., of record in Book 7085, Page 599, said Register's Office. Said Cordell G. Duncan and wife Margaret T. Duncan having since deceased, both survived by Kathy Duncan, the sole heir at law.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property is known as 620 Weatherbeaten Place, Hermitage, Tennessee 37076.

And now, I, KATHY DUNCAN, Executrix, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto KATHY DUNCAN, her heirs and assigns, the same property hereinabove described and set forth, to

which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of December, 2013.

Estate of Margaret Duncan:

Kathy Duncan, Executrix
KATHY DUNCAN, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for above County and State, the within named, KATHY DUNCAN with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2013.

Lindsey Ellison
Notary Public

LINDSEY ELLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 12/6/14