THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17 day of April 2017. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner: John Michael Duncan 2240 Seven Points Circle Hermitage, TN 37076	Send Tax Bills To: New Owner	Tax Information: 098-13-0C-152.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Maria T. Duncan,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **John Michael Duncan,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled The Meadow of Seven Points Section 2B, of record in Instrument No. 20050727-0087624, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN MICHAEL DUNCAN and wife, MARIA T. DUNCAN, by deed from FRANK BATSON HOMES, INC., of record in Instrument No. 20051121-0140137, dated November 18, 2005, said Register's Office.

This is improved property known as 208 50th Avenue North Nashville, TN 37209

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170063222 DEEDQC
Recvd: 07/24/17 13:48 2 pgs
Fees:12.00 Taxes:0.00
20170724-0074592

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of April 2017.

Maria T. Duncan

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Maria T. Duncan, the bargainors, 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, at office, this 17 day of April 2017.

Notary Public

My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017