THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Sean P. Duncan, Trustee
1508 Woodfield Street
Jonesboro, AR 72401

Send Tax Bills To
Same

Map & Parcel No.
150 04 0 085.00

Quitclaim Deed to Trustee

Grantor: Patricia Y. Duncan (widowed)
Grantee: Sean P. Duncan, Trustee of the Irrevocable Trust of Patricia Duncan, dated August 4, 2017

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 574 on the Plan of Kensington of Priest Lake, Section Two of record in Book 6250, pages 592 and 593, Register's Office for Davidson County, Tennessee.

Said Lot No. 574 fronts 100.00 feet on the southerly margin of Lancashire Drive and extends back between lines measuring 135.00 feet on the easterly side and 100.00 feet on the westerly side to a broken line on the rear upon which measures 133.45.

Being the same property conveyed to David C. Duncan and wife, Patricia Y. Duncan by deed from Stephen A. Lehman and wife, Cynthia M. Lehman, of record in Record Book 8133, Page 276, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4037 Lancashire Drive, Antioch, Tennessee, 37013.

David Duncan, Sr., and Patricia Y. Duncan and were married in New York, on July 24, 1975. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of David Duncan, Sr., in Antioch, TN, on June 10, 2017; and Patricia Y. Duncan conveys as surviving tenant by the entirety.

Patricia Duncan and Patricia Y. Duncan is one and the same person.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Signed on August 4, 2017

Patricia Duncan BY Sean Duncan POA
Patricia Y. Duncan, Grantor, by Sean P. Duncan, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20170071365 DEEDQC
Recvd: 08/17/17 09:09 2 pgs
Fees:12.00 Taxes:0.00
20170817-0084414

State of Tennessee
County of Sumner

On August 4, 2017, personally appeared before me, Sean P. Duncan, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney in fact for Patricia Y. Duncan and who acknowledged that he executed the same as attorney-in-fact for Patricia Y. Duncan.

Barbara Boone McGinnis

Notary Public

My commission expires: 4/18/2019

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Sean P. Duncan, Trustee
Grantee

Sworn to and subscribed before me on August 4, 2017.

Barbara Boone McGinnis

Notary Public

My commission expires: 4/18/2019

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER