Davidson County	DEEDQC
Recvd: 08/29/17 14:50	5 pgs
Fees:27.00 Taxes:0.00	
20170829-0088779	

QUITCLAIM DEED

File#: CF-TN-51847

MAIL RECORDED DEED TO:

SAUNDRA M. DUNCAN
REDRIC N. DUNCAN
3771 HOGGETT FORD ROAD
HERMITAGE, TN 37076

OWNER (SEND TAX BILLS TO):

SAUNDRA M. DUNCAN
REDRIC N. DUNCAN
3771 HOGGETT FORD ROAD
HERMITAGE, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SAUNDRA M. DUNCAN and REDRIC N. DUNCAN, who acquired title as REDRIC M. DUNCAN, wife and husband (herein, "Grantor"), whose address is 3771 Hoggett Ford Road, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to SAUNDRA M. DUNCAN and REDRIC N. DUNCAN, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 3771 Hoggett Ford Road, Hermitage, TN 37076, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3771 Hoggett Ford Road, Hermitage, TN 37076

WITNESS my hand and seal this 24 day of May, 2017.

PIN NO: 086 00 0 757.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Saundra M. Duncan

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Saundra M. Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of May, 2017.

[Affix Notary Seal]

GAIL FARLEY STATE OF TENNESSEE NOTARY PUBLIC

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 27, 2021

GRANTOR:

Redric N. Duncan a/k/a Redric M. Duncan
Redric N. Duncan, who acquired title as Redric M. Duncan

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Redric N. Duncan, who acquired title as Redric M. Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of May, 2017.

[Affix Notary Seal]

GAIL FARLEY STATE OF TENNESSEE NOTARY PUBLIC

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 27, 2021

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature Saundra M. Duncan
Saundra M. Duncan

Subscribed and sworn to under oath before me, this 24 day of Aug, 2017.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 27, 2021

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF SUBDIVISION OF THE GEORGE AND ANNA RAY PROPERTY OF RECORD IN INSTRUMENT NO. 20051122-0140869, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in 20141008-0093507 on October 8, 2014.

PIN NO: 086 00 0 757.00

STREET ADDRESS:

3771 Hoggett Ford Road, Hermitage, TN 37076

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires. 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY