Bill Garrett Davidson County
Batch# 8471 DEEDQC
10/04/2017 11:28:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171004-0101832

ADDRESS NEW OWNERS AND
SEND TAX BILLS:
Bryan Duncan and wife,
Donna Duncan, and Gary F. Duncan
416 Elegance Way
Hermitage, TN 37076

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
086-12-0-A-014.00 CO

QUITCLAIM DEED

This instrument is made and entered into this the 3 day of August, 2017, by and between **Bryan Duncan and wife, Donna Duncan,** GRANTORS and **Bryan Duncan and wife, Donna Duncan (a 10% interest), and Gary F. Duncan (a 90% interest), as tenants in common,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEES in the percentages shown above, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot Not. 14, on the Plan of Section One, Tulip Grove Pointe Subdivision, of record in Instrument No. 20060905-0109478, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan Duncan and wife, Donna Duncan, by deed from Southeastern Development Enterprise LLC recorded on March 10, 2014, in Instrument No. 20140310-0019818, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 416 Elegance Way, Hermitage, Tennessee 37076.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

BRYAN DUNCAN

DONNA DUNCAN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said county and state. Bryan Duncan and Donna Duncan, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 3 day of August, 2017.

NOTARY PUBLIC

SHELIA A. MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 3, 2020
DAVIDSON COUNTY

My Commission Expires: 03/03/2020

STATE OF TENNESSEE

COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the _____ day of August, 2017.

NOTARY PUBLIC

My Commission Expires:_____

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
4th Day of October, 2017
L. Chandler Deputy Register