Bill Garrett Davidson County
Batch# 26863 DEEDQC
11/16/2017 03:36:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171116-0117970

THIS INSTRUMENT PREPARED BY:

THE LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(F)

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
Mary D. Scott, Trustee 4137 Helena Bay Ct. Hermitage, TN 37076	New Owner	081-15-0-067.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARY A. DUNCAN, unmarried, by these presents does hereby remise, release and quitclaim unto MARY D. SCOTT, as trustee of the Mary A. Duncan Revocable Trust dated November 9, 2017, her successors and assigns, with full power to sell, transfer and convey without the joinder of any beneficiary, all of her right, title and interest, in and to a certain tract or parcel of land, together with all improvements located thereon, situated in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being lot No. 69 on the plan of S. A. Champion's Subdivision of certain lots in the Harding Addition, as of record in Book 161, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM R. DUNCAN and wife, MARY A. DUNCAN by deed from RICHARD OTEY, unmarried, dated March 4, 1947, of record in Book 1454, Page 552, Register's Office for Davidson County, Tennessee. WILLIAM R. DUNCAN having died on or about June 22, 2002 and title vested solely in MARY A. DUNCAN as the surviving tenant by the entirety.

This legal description is the same as used in the last deed of record.

This is improved property known as 1520 22nd Ave. N., Nashville, Tennessee 37208.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

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

WITNESS my hand this 9th day of November 2017.

Mary A. Duncan
MARY A. DUNCAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, MARY A. DUNCAN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of November 2017.

Shannon D. Walker
Notary Public

My Commission Expires: March 8, 2021

