Bill Garrett Davidson County
Batch# 63168 DEEDQC
02/27/2018 04:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180227-0018490

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2017.

Notary Public
MY COMMISSION EXPIRES: 5-2019
(AFFIX SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradley Duncan	SAME AS NEW OWNER	05312012900
(NAME) 609 Beacon Hill Lane	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wylie Chapman and Colleen Chapman, Husband and wife,** hereinafter called the Grantor(s), has quitclaimed all their rights title and interest unto **Bradley Duncan and Tammy Duncan, Husband and Wife,** hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3, Block 8 on the Plan of Dabbs and Elliot Subdivision No. 1, of Record in Plat Book 547, Page 97, in the Register, Office for Davidson County, Tennessee, to which plan reference is hereby made or a more complete description of said property.

Being the same property conveyed to Bradley Duncan and Tammy Duncan, Husband and wife and Wylie Chapman and Colleen Chapman, Husband and Wife, by deed dated February 10, 2017, from Ashley Namrata Philgreen, an unmarried person, of record in Instrument No. 20170214-0015217, Register's office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is X improved __ unimproved property known as 206 28th Street, Old Hickory, TN 37138.

Witness my hand this 26th day of February, 2018.

Wylie Chapman

Colleen Chapman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Wylie Chapman and Colleen Chapman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that they executed the same as such person (or person's) of their own free act and deed.

Witness my hand this 26th day of February, 2018.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

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

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

