Bill Garrett Davidson County
Batch# 69193 DEEDQC
03/15/2018 10:18:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180315-0024377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 201

Notary Public

MY COMMISSION EXPIRES: 7/6/2020

(AFFIX SEAL)

TEC GORHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIRCLE, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELISSA A. DUNCAN	**NEW OWNER**	**141-11-0-A-069.00CO**
(NAME) **7021 BAY COVE TRAIL**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF SATISFYING THE TERMS OF A DIVORCE DECREE DATED FEBRUARY 28, 2018, I, **JAD A. DUNCAN,** BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY UNTO **MELISSA A. DUNCAN,** HER SUCCESSORS OR ASSIGNS, ANY AND ALL RIGHT, TITLE AND INTEREST I MAY POSSESS IN AND TO THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

Being Lot No. 168 on the Plan of Rolling River Estates Phase IV, of record in Book 5200, Pages 184 and 185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jad A. Duncan and wife, Melissa A. Duncan, by Warranty Deed from Bradon J. Meinhart, a single person, dated February 27th, 2004, of record in Instrument Number 20040301-0022976, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1.) All restrictions of record; 2.) All easements of record; 3.) All visible easements; 4.) All matters appearing on the plan of record; 5.) All applicable government and zoning regulations.

Unimproved ( )
This is improved (X) property, known as **7021 Bay Cove Trail, Nashville, Tennessee 37211**

Witness our hands this 7th day of March 2018.

JAD 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 **JAD A. DUNCAN,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of March, **2018.**

TEE GORHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: 7/6/2020

Notary Public