This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 192796 DEEDQC
02/07/2019 09:42:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190207-0011745

Address of New Owner:
Duncan Legacy Trust
Joseph C. Duncan II, Trustee
2577 Coleman Hill Rd.
Rockvale, TN 37153

Send Tax Bills to:
Same as new owner

Map/Parcel:
180 04 0A 005.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Sue M. Duncan**, single, hereinafter Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Joseph C. Duncan II, Trustee of the Duncan Legacy Trust** dated January 28, 2019, hereinafter Grantee, his successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 5, Section One, on the Plan of Highland Creek, as of record in Plat Book 9700, pages 959 and 960, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Joseph Calvin Duncan and wife, Sue M. Duncan, by deed from Kenneth R. Taylor and wife, Brenda B. Taylor, of record in Instrument No. 20130205-0011819, Register's Office for Davidson County, Tennessee. Joseph Calvin Duncan died November 29, 2018. His interest in the property conveyed passed to Sue M. Duncan as the surviving tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years, Declaration of Covenants, Conditions and Restrictions for Highland Creek of record, By-Laws of Highland Creek Homeowner's Association, Inc., of record, and all easements, declarations, covenants, conditions, restrictions, liens, encumbrances and other matters of record.

This is improved property, known as 2205 Maple Grove Lane, Nashville, Tennessee 37211.

This conveyance is a qualified disposition to an investment services trust. Tennessee Code Annotated § 35-16-101 *et seq.* applies to the property and its proceeds. Grantee, as Trustee, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and

dispose of the real property described above as permitted by law and the trust agreement.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 28th day of January, 2019.

Sue M. Duncan, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Sue M. Duncan, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of January, 2019.

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022

State of Tennessee
County of Williamson

The actual consideration given for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to an investment services trust.

Joseph C. Duncan II, Trustee, Grantee

Subscribed and sworn to before me this 28 day of January, 2019.

Notary Public
My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022