Karen Johnson Davidson County
Batch# 194825 DEEDQC
02/13/2019 10:37:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190213-0013504

Name and Address of New Owner: Michael Anthony Duncan
Send tax Notices to Same : 3853 Hutson Ave., Nashville, TN 37207

**********S

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Michael A Duncan
Affiant

Sworn to and subscribed before me, the 12 day of February, 2019.

Notary Public

KENNETH M. HILL-WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Mar. 8, 2022

My Commission Expires: 03.08.2022

Parcel No 061-10-0 032.00

****

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of *TEN and No/100 Dollars* ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **MICHAEL ANTHONY DUNCAN**, have bargained and sold and by these presents do hereby *REMISE, RELEASE* and *FOREVER* quitclaim a one half (1/2) undivided interest as tenants in common with right of survivorship with the one half (1/2) undivided interest retained by myself unto **DONALD L. STEVENS,** his heirs and assigns, in and to a certain tract or parcel of land lying and being in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 182 on the map of Maplewood Heights Second subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee. Said Lot fronting 100 feet on the Easterly margin of Hutson Avenue and running back between parallel lines Eastwardly 250 feet to a dead line.

This instrument prepared by:
BASS AND BASS, ATTORNEYS
P. O. Box 500 Carthage, Tennessee

BEING the same property conveyed to Michael Anthony Duncan by deed from Elizabeth Mayella Lane, Linda Olene Duncan, Daniel Leo Duncan, Michael Anthony Duncan, Anita Christine Duncan Stevens, David Douglas Lane, Ronald Cleveland Lane, Malcome Dale Lane, Patricia Ann Lane, and Kenneth Wayne Lane, dated February 28, 1999, of record in Instrument No. 200001190006167, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 3853 Hutson Avenue, Nashville, TN 37207.

Possession: Date of deed
2019 taxes paid by Grantor

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, all of which **DONALD L. STEVENS,** his heirs and assigns assumes.

WITNESS my hand this the 12 day of February, 2019.

Michael A Duncan

MICHAEL ANTHONY DUNCAN

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **MICHAEL ANTHONY DUNCAN**, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Davidson County, Tennessee, this the 12 day of February, 2019.

NOTARY PUBLIC

My commission expires: 03.08.2022
QC-Duncan-Stevens

KENNETH M. HILL-WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 8, 2022