**THIS INSTRUMENT PREPARED BY AND RETURN TO:**
Celia Stewart Rouse, Atty
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

**NEW OWNER:**
Charles V. Duncan Family Trust
Brad Duncan, TEE
609 Beacon Hill Lane
Mt. Juliet, TN 37122

**SEND TAX BILLS TO:**
New Owner

**Map-Parcel: 06416000900**

This instrument was prepared solely with information provided by the parties.

Karen Johnson Davidson County
Batch# 223576 DEEDQC
04/30/2019 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190430-0039510

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## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tammy Jo Duncan, Administrator, C.T.A., for the Estate of Charles V. Duncan,** hereinafter called the Grantor, does convey unto the **CHARLES V. DUNCAN FAMILY TRUST under the Will of Charles V. Duncan, dated May 29, 2002, Brad Duncan as Trustee,** hereinafter called the Grantee, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot C on the Plan of Jackson Square Commercial Subdivision, as of record in Plat Book 4885, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**
>
> **Being the same property conveyed to D. Mark Lineberry, Charles V. Duncan, and Dewey Lineberry from Oakwood Real Estate Investments, L.L.C., by Quitclaim Deed, dated April 21, 2009, of record as Instrument Number 20090429-0038448, Register's Office for Davidson County, Tennessee. For further reference see Instrument Number 20110323-0022681, Register's Office for Davidson County, Tennessee.**
>
> **Charles V. Duncan died testate on October 8, 2014 in Wilson County, Tennessee. Probate for the Estate of Charles V. Duncan was opened and the Last Will and Testament of Charles V. Duncan was admitted in the Probate Court for Wilson County, Tennessee on December 29, 2016, Docket No. 2014PR315. Tammy Duncan was appointed Administrator, C.T.A on December 22, 2014.**

This is improved property known as 4715 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

WITNESS SIGNATURE(S) this 29th day of April, 2019.

**Estate of Charles V. Duncan:**

By: Tammy Jo Duncan, Administrator, CTA
**TAMMY JO DUNCAN, Administrator C.T.A.**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TAMMY JO DUNCAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of, and as Administrator, C.T.A. for, The Estate of Charles V. Duncan, the within names bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2019.

Notary Public

My commission expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 29th day of April, 2019.

Notary Public

My commission expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

# CERTIFICATE OF AUTHENTICITY

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 registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

