THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 327431 DEEDQC
12/10/2019 10:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191210-0127269

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--

Affiant

Subscribed and sworn to before me this 9TH day of December, 2019.

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Sandra W. Duncan, Trustee 126 Abbottsford Nashville, Tennessee 37215	SAME	105 13 3H 001.00 105 13 3H 002.00 117 13 0B 037.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sandra W. Duncan, hereinafter called

the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Sandra W. Duncan, Trustee of the Sandra W. Duncan Living Trust**, established by the Revocable Trust Agreement of Sandra W. Duncan dated November 20, 2019, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

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

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of November, 2019.

Sandra W. 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 Sandra W. Duncan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of November, 2019.

My Commission Expires:

JEFFREY MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2022

Notary Public

EXHIBIT A

Legal Descriptions

105 13 3H 001.00 – 2222 11th Avenue South, Nashville, Tennessee 37204
105 13 3H 002.00 – 2224 11th Avenue South, Nashville, Tennessee 37204

Land in Davidson County, Tennessee, being Units A and B of 2222 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 2222 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171101-0112270, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2222 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171101-0112270, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Sandra W. Duncan by deed from Sandra Wheeler Moss, of record as Instrument No. 20170712-0070081, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Current year's State and County taxes, which have been assumed by the Grantee; (2) all matters appearing on the plan of record in Instrument No. 20171101-0112270, Register's Office for Davidson County, Tennessee; and (3) Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20171101-0112270, Register's Office for Davidson County, Tennessee.

This is improved property known as 2222 and 2224 11th Avenue South, Nashville, Tennessee 37204.

117 13 0B 037.00 – 126 Abbottsford, Nashville, Tennessee 37215

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 - 421, amended in Book 6771, page 683, and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandra W. Duncan by deed from Nicholas F. Varallo, Jr. and wife, Mary Frances Varallo, of record in Book 11152, page 303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Current year's State and County taxes, which have been assumed by the Grantee; (2) Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page l, Book 8627, page 254, Book 9381, page 876 and in Book 10458, page 810; (3) Dedication of record in Book 7175, page 761; (4) Charter of record in Book 6548, page 213; (5) Easements of record in Book 1037, page 572, Book 1286, page 690; (6) Agreement of record in Book 6555, page 328; and (7) All matters appearing on the Plan of record in Plat Book 6250, pages 418, Book 6250, pages 419 - 421, Book 6771, page 683 and in Book 6800, page 164, said Register's Office.

This is improved property known as 126 Abbottsford, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

