THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 349752 DEEDQC 01/28/2020 10:05:57 AM 3 pgs Fees: $17.00 Taxes: $0.00 20200128-0010008	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 ROBERT B. DUNCAN, AFFIANT Subscribed and sworn to before me, this 17th day of January, 2020. NOTARY PUBLIC My Commission Expires: 3/7/2023 SHELLY SALVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ROBERT B. DUNCAN and LEE ANN DUNCAN, CO-TRUSTEES 4705 Medalist Circle Hermitage, TN 37076	New Owner	Map and Parcel No.: 085 04 0A 107.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Robert B. Duncan and Lee Ann Duncan, (Collectively as "Grantor") do hereby quitclaim, transfer and convey unto Robert B. Duncan and Lee Ann Duncan, Co-Trustees of the Duncan Joint Revocable Trust, created December 5, 2019, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4705 Medalist Circle, Hermitage, TN 37076, and more particularly described as follows:

Being Lot No. 107 on the plan of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase I, Section 1a, a planned unit development, of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Second Amended and Restated Declaration of Restrictive Covenants for The Reserve at Stone Hall of record in Instrument No. 20120202-0009628, and Supplementary Declaration of record in Instrument No. 20120207-0011118, said Register's Office.

Being the same property conveyed to Robert B. Duncan and wife, Lee Ann Duncan, from Phillips Builders, LLC, a Tennessee limited liability company, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20120730-0066663.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 17th day of January, 2020.

Robert B. Duncan, Co-Grantor

Lee Ann Duncan, Co-Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Robert B. Duncan**, the Co-Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of January, 2020.

Notary Public

My Commission Expires: 3/7/2023

SHELLY SALVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lee Ann Duncan**, the Co-Grantor, 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 for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of January, 2020.

Tessa Lawson
Notary Public

My Commission Expires: 03-03-2020

TESSA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY