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 20200128-0010009	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.: 075-08-0-071.00

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 628 Topeka Drive, Hermitage, TN 37076, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 220, on the Plan of Section Four, Tulip Grove, of record in Book 4175, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Robert B. Duncan and Lee Ann Duncan, husband and wife, from Creshia Maylene Jones, Trustee of Randall A. Oakes Lifetime Trust established September 22, 2016, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20190311-0021940.

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

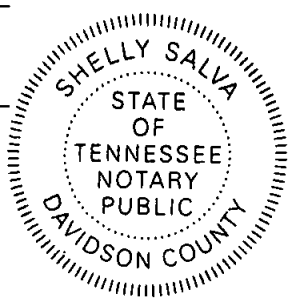
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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



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 8th day of January, 2020.

Tessa Lawson
Notary Public

My Commission Expires: 03-03-2020

