Karen Johnson Davidson County
Batch# 374991 DEEDQC
03/19/2020 12:58:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200319-0030457

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 26TH day of FEBRUARY, 2020.

My Commission Expires: 9-5-2023

NOTARY PUBLIC

HENRY L PARROTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-5-2023

Address New Owners as Follows:
Duncan Family Trust
817 3rd Ave North
Unit 215
Nashville 37201

Send Tax Bills To:
New Owner

Map-Parcel:
082-13-0-E-2015.00CA

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Dave M. Duncan and Judi A. Duncan, husband and wife,** Grantors, hereby quitclaim and convey all of their undivided right, title and interest in the hereinafter described property to **Dave M. Duncan and Judi A. Duncan, as Co-Trustees of Dave M. Duncan and Judi A. Duncan Family Trust, under agreement dated August 26, 2008, as amended,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 215, together with storage space no. 21 with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record in Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 20080111-0003637, and amended by Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Unit No. 215 is assigned parking space 40 as shown on the plan of the parking space assignment as of record in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dave M. Duncan and Judi A. Duncan, husband and wife, by Warranty Deed, from Donald Davis Vaughn and Susan Marie Vaughn, husband and wife, dated October 17, 2014, of record in Instrument No. 20141020-0096342, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Dave M. Duncan and Judi A. Duncan, as Co-Trustees of Dave M. Duncan and Judi A. Duncan Family Trust, dated June 12, 2014, of record as Instrument No. 20150120-0005652, dated December 22, 2014, Register's Office for Davidson

County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Dave M. Duncan and Judi A. Duncan, husband and wife, dated June 12, 2014, of record in Instrument No. 20160418-0037345, Register's Office for Davidson County, Tennessee.

Said property also being known as 817 3rd Avenue North, Unit 215, Nashville, TN 37201

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 26TH day of FEBRUARY, 2020.

Dave M. Duncan

Judi A. Duncan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Dave M. Duncan and Judi A. Duncan,** with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 26TH day of FEBRUARY, 2020.

HENRY L. PARROTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-5-2023

Notary Public

My Commission Expires: 9-5-2023