Karen Johnson Davidson County
Batch# 428363 DEEDQC
06/30/2020 08:47:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200630-0070487

I hereby swear, or affirm, that the actual consideration for this transfer is $ -0.00 .

Lois Y. Duncan
Affiant

Sworn to and subscribed before me on this 12th day of June, 2020.

Sandra H. Dreaden
Notary Public

My Commission Expires: 2/15/2022

SANDRA H. DREADEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HUMPHREYS

The property is identified on the records of the Tax Assessor as Map & Parcel 147 02 0 034.00

The name and address of the new owner and to whom the tax statement should be sent is Andrew John Duncan, 410 Bellingrath Dr., Nashville, Tennessee 37211.

This instrument prepared by Porch, Peeler, Williams & Thomason, Attorneys, 102 South Court Square, Waverly, Tennessee 37185.

This deed was prepared from information furnished by the grantor and no examination of title was requested or performed.

QUITCLAIM DEED

For a valuable consideration in hand paid, the receipt of which is hereby acknowledged, I, LOIS Y. DUNCAN, hereby release, remise and quitclaim unto ANDREW JOHN DUNCAN, all of my right, title and interest in and to the following described property:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Elysian Park, of record in Book 2331, page 32, Register's Office of Davidson County, Tennessee.

Said Lot No. 53 fronts 70 feet on the northerly side of Bellengrath Drive, and runs back between lines, 242.9 feet on the westerly line and 248.9 feet on the easterly line, to a dead line in the rear measuring 70.3 feet thereon.

Being the same property conveyed to Leon Cline Duncan and wife, Lois Y. Duncan, by deed of record in Book 2547, page 28, Register's Office of Davidson County, Tennessee. Leon Cline Duncan died December 19, 2018 thereby vesting title in Lois Y. Duncan as the surviving tenant by the entireties.

This 12th day of June, 2020.

Lois Y. Duncan
Lois Y. Duncan

STATE OF TENNESSEE)
)
COUNTY OF Humphreys)

Personally appeared before me, a Notary Public in and for said County and State, the within named LOIS Y. DUNCAN, the bargainor, 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 Waverly, Tennessee, this 12th day of June, 2020.

Sandra H. Dreaden
Notary Public

My Commission Expires:

2/15/2022

SANDRA H. DREADEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS