Karen Johnson Davidson County
Batch# 535871 DEEDQC
12/16/2020 12:21:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201216-0148657

THIS DOCUMENT PREPARED BY

Carter Shelton Jones, PLC
2021 Richard Jones Road
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 10th day of December, 2020.

STEPHANIE J. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: Sept 2, 2024

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
Laura Duncan 3417 Valley Brook Road Nashville, Tennessee 37215	-SAME-	117-09-0-052.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Laura Duncan and David Duncan, Trustees of the Frances J. Durham Trust** (the **"Trust"),** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the termination and distribution of the Trust upon the death of its grantor, hereby releases, remises and quitclaims unto **Laura Duncan**, hereinafter called the Grantee, and her heirs and assigns, all right, title and interest

of the Trust in and to a certain parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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 the 10th day of December, 2020.

Laura Duncan, Trustee of the
Frances J. Durham Trust

David Duncan, Trustee of the
Frances J. Durham Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laura Duncan and David Duncan, Trustees of the Frances J. Durham Trust**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of December, 2020.

My Commission Expires: [illegible]2024

STEPHANIE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT I:

Being the southeast part of Lot No. 4 of Block No. 8 on the Plan of Woodmont Estates, as of record in Bock 974, page 29, in the Register's Office for said County, described according to a copy of a survey made May 24, 1938, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the northwesterly margin of Valley Brook Road, the common corner of Lots Nos. 3 and 4; thence with the line between said lots, north 52 deg. West 170 feet to a stake; thence south 41 deg. 30 min. west 195 feet to a stake in the line between Lots Nos. 4 and 5; thence with the line between said lots, south 59 deg. 30 min. east 195 feet to the northwest corner of Valley Brook Road; thence with the margin of the same, northeasterly 171.1 feet to the point of beginning.

TRACT II:

Being part of Lot No. 4 of Block 8 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Woodmont Circle at the corner of Lots Nos. 3 and 4; thence southwardly 200 feet, more or less, to the common corner of Lots Nos. 4, 5 and 12; thence north 41 deg. 30 min. east 195 feet to the line between Lots Nos. 3 and 4; thence with the line between said two lots, north 52 deg. west 157.7 feet to the beginning.

Being the same property conveyed to **Laura Duncan and David Duncan, Trustees of the Frances J. Durham Trust** by deed from The Estate of Patrick Howard Moulton and Susan Moulton Evans, Trustee of the Michael Howard Moulton Trust, Devisees under the Last Will and Testament of Patrick Howard Moulton, of record as Instrument No 20190724-0072731, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 3417 Valley Brook Road, Nashville, Tennessee 37215.