	STATE OF TENNESSEE **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0-~~ Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 2021. Notary Public MY COMMISSION EXPIRES: 9/2/2024 (AFFIX SEAL)

TEE GORHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jad A. Duncan	**SAME**	**142 09 0A** **021.00CO**
(NAME) **714 Gloucester Lane**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 624579 **DEEDQC**
04/28/2021 12:46:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210428-0056784

EXECUTOR'S QUITCLAIM DEED

Gloria Nell Duncan, unmarried, died on October 30, 2020. **Jad A. Duncan** was named as the Executor in the Last Will and Testament of the late **Gloria Nell Duncan. Jad A. Duncan** was appointed Executor of the **Estate of Gloria Nell Duncan** on December 17, 2020, by order of the Circuit Court for Davidson County, Tennessee, Docket No. 20P-2008.

The Executor is duly qualified. The Executor, by signing this Deed, releases any right the Executor may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Jad A. Duncan**, acting as Executor of the **Estate of Gloria Nell Duncan**, quitclaims to the sole heir-at-law and sole beneficiary of the Estate, **Jad A. Duncan, a married man**, all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Being Unit Number 109 of Section 1 Doral Country Villa, a horizontal property regime established by Master Deed of record in Book 5011 at page 395 as amended in Book 5015, page 251 and in Book 5124, page 163, the Plat of which is of record in Plat Book 4860 page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gloria S. Duncan, by deed from Victoria Elizabeth Hopper, dated November 21, 2013, of record in Instrument No. 20131204-0123421, Register's Office of Davidson County, Tennessee.

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

Gloria S. Duncan and Gloria Nell Duncan are one in the same person.

Unimproved ( )
This is improved (X) property, known as: ***821 Todd Preis Drive, Nashville, Tennessee 37221.***

Witness our hands this 28th day of April 2021.

, Executor
JAD A. DUNCAN,
EXECUTOR OF THE ESTATE OF GLORIA NELL DUNCAN

TEE GORHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAD A. DUNCAN, EXECUTOR** to me known (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, this 28th day of April, **2021**.

My Commission Expires: 9/2/2024

Notary Public