Karen Johnson Davidson County
Batch# 746321 DEEDQC
10/28/2021 04:03:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211028-0145225

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR. MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Melinda Duncan	(NAME) SAME AS NEW OWNER	063-16-A-20.00
(STREET ADDRESS) 1752 Aaronwood Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Old Hickory TN 37138	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Mikyan Duncan,** Grantor, does hereby quitclaim and convey unto **Melinda Duncan**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Being Lot No. 50 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550-552, and Certificate of Correction of record in Book 7642, Page 445 and Book 8110, Page 401, and by Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bobby Duncan, married by Deed dated March 30, 2007 from Joseph R. Loftus and Wife, Wanda R. Loftus, husband and wife, recorded April 5, 2007, in Instrument Number 20070405-0041155, in the Official Records of Wilson County, Tennessee. Bobby Duncan having since died on December 18, 2020, leaving Melinda Duncan and Mikyan Duncan as sole heirs at law. See also Affidavit of Heirship in Instrument Number 202110280145224, Register's Office for said county.

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

Subscribed and sworn to before me this the 25 day of October, 2021.

Affiant

My commission expires: 3-1-25
(Affix Seal)

DANA J KEMP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

Witness my hand this 25th day of October, 2021.

Mikyan Duncan

STATE OF TN
COUNTY OF Davidson

On this 25 of October, 2021, before me personally appeared Mikyan Duncan, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.
Witness my hand and official seal this 25 day of October, 2021.

Notary Public

My Commission Expires: 3-1-25

DANA J KEMP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/25/2021 (date of document).

Affiant Signature

10/26/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 26th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY