Karen Johnson Davidson County
Batch# 883599 DEEDQC
07/05/2022 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220705-0077053

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 1st day of July 2022.

Notary Public

My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dominique D. Duncan	**New Owner**	**063160C05600CO**
5206 Southfork Blvd		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Daryl Duncan and Bernita Duncan, husband and wife,** " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Dominique D. Duncan, an unmarried man**, herein called "GRANTEE(S)". his successors, heirs and assigns all of their right, title and interest in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Unit No. 56, on the plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 200107030070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Daryl Duncan and Bernita Duncan, husband and wife, and Dominique Duncan, an unmarried man, joint tenants with right of survivorship, by Warranty Deed from Scott A Knecht and wife, Cynthia H Knecht, dated May 2, 2022, of record in Instrument No. 20220512-0054749, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **5206 Southfork Blvd, Old Hickory, TN 37138.**

WITNESS my/our hand(s) this 22nd day of June, 2022.

Daryl Duncan

Daryl Duncan

Bernita Duncan

Bernita Duncan

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, **Daryl Duncan and Bernita Duncan,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand this 22nd day of June, 2022.

KARAH YOUNG STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karah Young

Notary Public

My Commission Expires: 10/21/2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/22/2022 (date of document).

Jennifer Russell
Affiant Signature

7/1/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of July 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

