*This instrument prepared by:*
*LAW OFFICE OF TONI WAYNICK RUTGERSON*
*200 Nashboro Blvd*
*P.O. Box 17116*
*Nashville, TN 37217*
*(615) 885-5707*

Karen Johnson Davidson County
Batch# 921364 DEEDQC
09/26/2022 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220926-0106372

ADDRESS OF NEW OWNER:

**Patricia L. Delaney, Trustee**
**4618 Woodview Circle**
**Old Hickory, TN 37138**

SEND TAX BILL TO:

**To New Owner**

MAP & PARCEL:

**064 04 0 103.00**

***THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION OR SETTLEMENT.***

# QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Frances J. Duncan, also known as Mary Frances Duncan and formerly known as Frances J. Haworth,** hereinafter called "Grantor", for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, hereby releases, remises forever and quitclaims unto **Patricia Delaney, Trustee of the Frances J. Duncan Tennessee Investment Services Trust,** its successors and assigns, all of her right, title and interest in and to a certain tract and parcel of land, in Davidson County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 36B on the Plan of Zone Lot Division Lot 36, Lake Country, as of record in Book 5800, page 344, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Leroy G. Haworth and wife, Frances J. Haworth, by deed from Robert F. McGraw and wife, Leah G. McGraw of record in Book 9424, page 651, Register's Office for Davidson County, Tennessee. Said Leroy G. Haworth having since died on May 28, 2010, leaving Frances J. Haworth as the surviving tenant by the entirety. Frances J. Haworth having remarried is now known as Frances J. Duncan.

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said

property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property, including but not limited to all matters set forth per Book 5200, page 493, Book 5800, page 344; Restrictive Covenants of record in Book 6095, page 656; Restrictive Covenants of record in Book 6207, page 276 and Charter of record in Book 7289, Page 990, said Register's Office. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

**Affiant**

Subscribed and sworn to before me this 20th day of September, 2022.

Notary Public

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

IN WITNESS WHEREOF I have hereunto set my hand on this the 20th day of September, 2022.

FRANCES J. DUNCAN

I, Bobby G. Duncan, the spouse of Frances J. Duncan, hereby join in this conveyance for the purpose of conveying any and all interest that he may have in said property, including but not limited to any marital interest.

BOBBY G. DUNCAN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES J. DUNCAN, also known as Mary Frances Duncan, and BOBBY G. DUNCAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 20th day of September, 2022.

Notary Public

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am a licensed attorney 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 the 20th day of September, 2022.

Affiant Signature Date 9/20/2022

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 20th day of September, 2022.

Notary Public
My Commission Expires

