NAME & ADDRESS OF NEW OWNER(S)
Ms. Chevene Duncan-Herring
2084 Remington Park Road
Old Hickory, TN 37138

SEND TAX BILLS TO: Same.

THIS INSTRUMENT PREPARED BY
Robert B. Bragdon, Bragdon & Bragdon
752 South Church Street
Murfreesboro, TN 37130

This document was prepared with information provided by the parties. No title search was performed by preparer. No tax advice was sought or given by the preparer.

Map/Parcel: 64-8-A-54CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Wilbur L. Duncan and Marie M. Duncan, husband and wife, ("Grantors") gives, transfers, assigns, conveys and forever quitclaim unto Chevene Duncan-Herring, a single woman, ("Grantee") her heirs and assigns, forever, their entire interest in and to that tract or parcel of real estate situated in Davidson County, State of Tennessee, and being more particularly described as follows, to wit:

> Being Lot No. 93, on the Plan of Section Two, Merritt Downs of record in Instrument No: 20030904-0128443, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Wilbur L. Duncan and Marie M. Duncan, as husband and wife, by Warranty Deed dated September 17, 2004 from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20040924-0115782 in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, I have executed this instrument and have hereunto set this signature the day and date first above written.

WILBUR L. DUNCAN

MARIE M. DUNCAN

DATE: 2/23/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, Affiant
Subscribed and sworn before me this the
27 Day of February, 2023.
Brandi Ward, Deputy Register

Karen Johnson Davidson County
Batch# 974764 DEEDQC
02/27/2023 04:18:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230227-0013806

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within WILBUR L. DUNCAN, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at Old Hickory in Davidson, Tennessee, this 23rd day of February, 2023.

Valerie J. Norman
Notary Public

My commission expires: 5-5-2025.

VALERIE J. NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

DATE: 2/23/2023

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within MARIE M. DUNCAN, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at Old Hickory in Davidson, Tennessee, this 23rd day of February, 2023.

Valerie J. Norman
Notary Public

My commission expires: 5-5-2025

VALERIE J. NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025