Karen Johnson Davidson County
Batch# 1042080 DEEDQC
08/24/2023 10 03 45 AM 2 pgs
Fees $12 00 Taxes $0 00

20230824-0066204

QUITCLAIM DEED

PROPERTY OWNER: Julie Nicol Duncan

PARCEL IDENTIFICATION: 118-10-0G-001.00CO

PREPARED BY : Julie Duncan
3425 Pleasant Valley Rd, Nashville TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00 (one) USD
, Affiant
Subscribed and sworn before me this the
24 Day of August, 2023.
D. Cullum, Deputy Register

AFTER DEED RECORDING, RETURN TO: Julie Nicol Duncan Revokable Trust
3425 Pleasant Valley Rd, Nashville TN 37204

MAIL ALL REAL ESTATE TAX STATEMENTS TO: Julie Nicol Duncan Revocable Trust
3425 Pleasant Valley Rd, Nashville TN 37204

State OF Tennessee
Davidson County

KNOW TO ALL MEN THESE PRESENTS, for that and in consideration of the sum of $1 00 (one) USD and other good or valuable consideration, if any, in hand paid to "Grantor" known as

Julie Duncan, as single individual, residing at 3425 Pleasant Valley Rd, Nashville TN 37204

The receipt whereof is hereby acknowledged , the undersigned hereby remises, releases, and quit claims to Julie Nicol Duncan Revokable Trust, with address located at 3425 Pleasant Valley Rd, Nashville TN 37204, (hereinafter the "Granteee", all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County Tennessee, to-wit:

LAND in Davidson County, Tennessee being Unit A, as established in Declaration Covenants, Conditions and Restrictions for Homes at 826 Woodmont Blvd, a Horizontal Property Regime with Private Elements of record at Instrument No 20190612-0056616 and amended in Instrument No 20210818-0111827 in the Registrar's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property

BEING the same property conveyed to Julie Duncan by Warranty Deed dated August 13, 2021 from Pinnacle Stone Enterprises Inc , recorded August 18,2021, in Instrument No 20210818-0111828, in Register's Office of Davidson County, Tennessee.

This improved property, known as 3425 Pleasant Valley Rd Nashville, TN 37204

The instrument constituting the source of Grantor's legal and equitable interest in the foregoing described property was the following 20210818-0111828

IN WITNESS WHEREOF, the Grantor has duly executed this Quit Claim Deed as of August 24, 2023

GRANTOR SIGNATURE
PRINT NAME: JULIE NICOL DUNCAN
ADDRESS: 3425 PLEASANT VALLEY RD. NASHVILLE, TN 37204

NOTARY ACKNOWLEDGMENT

State of Tennessee
County of Davidson

I, the undersigned, a Notary Public, in and for Said County, in said State, hereby certify that Jarmon Reed, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before mean this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this day 24th of August, 2023

Notary Public

My Commission expires 7/6/2026

JARMON REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2026

I hereby swear or affirm that to the best of my knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1 (one) USD, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT"S SIGNATURE

State of Tennessee
County of Davidson
Subscribed and Sworn before me this 24 day of August, 2023