THIS INSTRUMENT WAS PREPARED BY J. Blake Freeman, Atty. SOLELY UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT A TITLE SEARCH. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL:
W. Leonard Duncan, Jr. & Sheryl L. Sales, H&W	Same	80-12-0 129-00
2709 Hydes Ferry Rd.		
Nashville, TN. 37218		

Karen Johnson
Batch # 1201070
11/04/2024 11:13:49 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241104-0085447

FOR AND IN CONSIDERATION $10.00 and other cc for the **express purpose of making a re-conveyance to W. Leonard Duncan, Jr. & Sheryl L. Sales, Husband &Wife.**

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **W. Leonard Duncan, Jr.** (Grantor) does hereby quitclaim and convey to **W. Leonard Duncan, Jr. & Sheryl L. Sales, Husband &Wife** all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows;

Being Lot No. 37 on the Plan of River Meadows, Section 2, of record in Plat Book 11700 page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description

Subject to all matters of record in plat Book 11700, page 21, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to W. Leonard Duncan, Jr. in Book Instrument number 20040512-0055317 for the Registers office for Davidson, Co. Tennessee

The purpose of this conveyance is to create a **Tenancy by the entirety.**

This property is known as 2709 Hydes Ferry Rd. Nashville, TN. 37218

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 31 day of October, 2024.

W. Leonard Duncan Jr.

W. Leonard Duncan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **W. Leonard Duncan, Jr.** , with whom I am personally acquainted (or whose identify was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of October, 2024.

Notary Public/ My Commission Expires:

J. BLAKE FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires 3/20/28

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 31st day of October, 2024.

Notary Public
My Commission Expires:

J. BLAKE FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires 3/20/28