Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination

Karen Johnson Davidson County
Batch# 1240549 DEEDQC
02/25/2025 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250225-0013911

DELORIS MARCINE DUNCAN-WILKES, et al.

TO

DESIREE ARISTA DUNCAN, Trustee of the
DELORIS MARCINE DUNCAN WILKES
MEDICAID ASSET PROTECTION TRUST

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 19 day of ~~January~~ February, 2025, by and between **DELORIS MARCINE DUNCAN-WILKES, fka DELORIS DUNCAN and DESIREE ARISTA DUNCAN, with rights of survivorship, joint tenants** ("Grantors"), and **DESIREE ARISTA DUNCAN, Trustee of the DELORIS MARCINE DUNCAN WILKES MEDICAID ASSET PROTECTION TRUST, dated January 17, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 20 and the southerly 35 feet of Lot No. 19, on Map of Haynie's Cleveland Plan of Lots as of record in Book 161, page 35, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 and part of Lot No. 19 adjoin and front together 75 feet on the easterly side of Whites Creek Pike and run back between lines 141 feet, more or less, on the north line of said part of Lot No. 19, and 145 feet, more or less, on the south line of Lot No. 20, to an alley in the rear, measuring 75 feet, more or less thereon.

BEING the same property conveyed to **DELORIS MARCINE DUNCAN-WILKES, fka DELORIS DUNCAN and DESIREE ARISTA DUNCAN, with rights of survivorship, joint tenants**, by Quitclaim Deed from **DELORIS DUNCAN**, dated June 14, 2019, and recorded on June 25, 2019, as Instrument No. 20190625-0061424, in the Register's Office for Davidson County, Tennessee.

BEING property generally known as: **2431 Whites Creek Pike, Nashville, TN 37207**.

This conveyance and the concerned real estate is subject to all matters and restrictions of record.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

DELORIS MARCINE DUNCAN-WILKES,
f/k/a DELORIS DUNCAN
Grantor

DESIREE ARISTA DUNCAN
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DELORIS MARCINE DUNCAN-WILKES**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 17th day of January, 2025.

JENNIFER WHEELER
STATE
[notary seal]
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1·28·26

STATE OF New Mexico
COUNTY OF Santa Fe

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DESIREE ARISTA DUNCAN**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19 day of February, 2025.

[notary seal]

State of New Mexico
Notary Public
Dylan Vigil
Commission Number 2002647
Expiration Date 03-20-2028

Notary Public

My Commission Expires: 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 17th day of January, 2025.

Notary Public
My Commission Expires: 1-28-26

[notary seal]

JENNIFER WHEELER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**
Desiree A. Duncan, Trustee 2431 Whites Creek Pike Nashville, TN 37024	Same/Owner
Property Address	**Map and Parcel No.**
2431 Whites Creek Pike Nashville, TN 37024	070-04-0-048.00

True Copy Certificate

I, Thomas W. Steelman, 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 February 19, 2025.

Affiant Signature 2/24/2025 Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2025.

Notary's Signature

My Commission Expires: 1·28·26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026