Prepared by
Bankers Title & Escrow Corp
3310 West End Avenue, Suite 540
Nashville, TN 37203

BOX 10-A

Karen Johnson
Batch # 1247942
03/19/2025 10 55 03 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250319-0019591

QUITCLAIM DEED
For Correction of Scrivenor's Error

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Lauren Tumminello 6544 Brownlee Drive Nashville, TN 37205	SAME	115-06-0-010.00

WHEREAS, by Warranty Deed of record as Instrument Number 20190513-0044510 Register's Office for Davidson County, Tennessee, Frances J. Durham, Trustee of the Harold L. Durham Family Living Trust conveyed a certain tract of land in Davidson County, Tennessee, to Lauren Tumminello ("Original Grantee")

WHEREAS, by mutual mistake and oversight Laura E. Duncan and David Duncan, wife and husband, who executed the deed as successor Trustees of the Harold L. Durham Living Trust, failed to execute the Warranty Deed in their individual capacities as owners of a one half undivided interest in the subject property;

WHEREAS, the Grantors and Grantees wish to correct said error;

NOW THEREFORE, for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, **Laura E. Duncan and David Duncan, husband and wife, individually,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Lauren Tumminello,** the **Grantee** herein, their successors and assigns, all of their right title and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Section Two, West Meade Estates of record in Plat Book 2900, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Laura E. Duncan and David Duncan, wife and husband, and Harold L. Durham, a married person by Warranty Deed from Lauren Silver Mandel, individually and as Executrix of the Estate of Deborah Silver of record in Instrument No. 20081201-0116346, Register's Office for Davidson County, Tennessee, dated October 16, 2008 and recorded on December 01, 2008.
>
> Being the same property conveyed to Lauren Tumminello by Warranty Deed from Frances J. Durham, Trustee of the Harold L. Durham Family Trust of record in Instrument No. 20190513-0044510 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 13, 2019.

This is improved property known as 6544 Brownlee Drive, Nashville, Tennessee 37205

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hands

this 12 day of MARCH, 2025.

GRANTORS

Laura E. Duncan

David Duncan

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal this the 12th day of March, 2025.

NOTARY PUBLIC

EDWARD FARIA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-22-2029

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Duncan,** the within named bargainor, with whom I am personally acquainted, (or 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 this the 12th day of March, 2025.

NOTARY PUBLIC

EDWARD FARIA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-22-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 12 day of March, 2024.

NOTARY PUBLIC

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

My Commission Expires: