This instrument prepared by.
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Karen Johnson Davidson County
Batch # 1355092 DEEDQC
12/08/2025 08 37 21 AM 2 pgs
Fees $12 00 Taxes $0 00
20251208-0097014

# QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER OF WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY

| NEW OWNER(S) ADDRESS | SEND TAX BILLS TO |
|---|---|
| **John M. Duncan, Trustee of**<br>**The John Michael Duncan Revocable**<br>**Living Trust, dated December 3, 2025**<br>**2240 Seven Points Circle**<br>**Hermitage, TN 37076** | **New Owner** |

**MAP AND PARCEL**
**098-13-0C-152.00-CO**

**THIS QUITCLAIM DEED** made and entered into on the day and date last written by and between, **John Michael Duncan, unmarried,** hereinafter referred to as the "GRANTOR", and **John M. Duncan, Trustee of The John Michael Duncan Revocable Living Trust, dated December 3, 2025,** hereinafter referred to as the "GRANTEE":

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GRANTOR, does this day grant, sell and convey unto the said GRANTEE, its successors, heirs and assigns, all of Grantors' right, title and interest in and to the following described real property in Davidson County, Tennessee, being more particularly described as follows, to wit·

> Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled The Meadow of Seven Points Section 2B, of record in Instrument No 20050727-0087624, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

**BEING** the same property conveyed to John Michael Duncan by Quitclaim Deed from Maria T Duncan, on April 17, 2017, of record as Instrument # 20170724-0074592, recorded on July 24, 2017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, plats, restrictions, covenants, limitations, encumbrances and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

**THIS IS IMPROVED PROPERTY known as:** 2240 Seven Points Circle, Hermitage, TN 37076.

**IN WITNESS WHEREOF,** the undersigned has hereunto set his hand on this the 3rd day of December, 2025.

**JOHN MICHAEL DUNCAN**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN M. DUNCAN** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein, and acknowledged that such person executed the same as his free act and deed.

Witness my hand and official seal this 3rd day of December, 2025.

My Commission Expires: 12/22/2026

**NOTARY PUBLIC**

LANCE A. WRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES DEC 22, 2026

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**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

The actual consideration or value of this transfer, whichever is greater is $-0-.

**AFFIANT**

**SWORN TO AND SUBSCRIBED** before me this 3rd day of December, 2025.

My Commission Expires: 12/22/2026

**NOTARY PUBLIC**

LANCE A. WRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES DEC 22, 2026