Karen Johnson
Batch # 1371184
01/20/2026 03:06:47 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260120-0004490

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JP DUNCAN, III, AFFIANT Subscribed and sworn to before me, this 9 day of January 2026. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

GRANTORS:	**GRANTEE:**	**Tax Information:**
JAMIE DUNCAN and JP DUNCAN, III 6717 Greeley Drive Nashville, TN 37205	**JP DUNCAN, III and JAMIE DENISE DUNCAN, CO-TRUSTEES** 6717 Greeley Drive Nashville, TN 37205	Map and Parcel No. 102 12 0 054.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Jamie Duncan and husband, JP Duncan, III,** (Collectively as "Grantor"), do hereby quitclaim, transfer and convey unto the **JP Duncan, III and Jamie Denise Duncan, Co-Trustees of the Duncan Family Revocable Trust, dated October 30, 2025**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 6717 Greeley Drive, Nashville, Tennessee 37205, and more particularly described as follows:

Land in 8th Civil District of Davidson County, Tennessee, being Lot No. 211 on the Plan of Horton Heights, Section D, of record in Book 2133, Page 78, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 211 fronts 124.1 feet on the Easterly margin of Tombill Drive, now Greeley Drive, and extends back Eastwardly 333.1 feet on the Southerly side and 342.7 feet on the Northerly side to a dead line in the rear measuring 129.2 feet.

Being the same property conveyed to Jamie Duncan and husband, JP Duncan, III, by Quitclaim Deed from BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20230823-0065951, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9 day of JANUARY 2026.

Jamie Duncan, Grantor

JP Duncan, III, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jamie Duncan**, the Grantor, 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 at office, this 9 day of January 2026.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **JP Duncan, III**, the Grantor, 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 at office, this 9 day of January 2026.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027