Karen Johnson
Batch # 1382757
02/19/2026 09:50:02 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260219-0013192

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 EDWARD J. DUNCAN, AFFIANT Subscribed and sworn to before me, this 11 day of February 2026. NOTARY PUBLIC My Commission Expires: 01-04-27

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

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
EDWARD J. DUNCAN AND YVONNE DUNCAN, CO-TRUSTEES 3314 Doverside Drive Nashville, Tennessee 37207	New Owner	Map and Parcel No.: 050-15-0-028.00

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, **Edward J. Duncan and wife, Yvonne M. Duncan**, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto **Edward J. Duncan and Yvonne Duncan, Co-Trustees of the Duncan Joint Revocable Trust, dated October 21, 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 3314 Doverside Drive, Nashville, Tennessee 37207, and more particularly described as follows:

Being Lot No. 578 on the Plan of Parkwood Estates, Section 4, as of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan specific reference is here made for a more complete description.

Being the same property conveyed to Edward J. Duncan and wife, Yvonne M. Duncan, from Garnett Bond, Jr. and wife, Barbara Bond, by Warranty Deed recorded in the Register's Office of said county and state at Book 7665, Page 8-10.

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 11 day of FEBRUARY 2026.

Edward J. Duncan, Grantor

Yvonne M. Duncan, 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 **Edward J. Duncan**, 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 11 day of FEBRUARY 2026.

Notary Public

My Commission Expires: 01-04-28

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 **Yvonne M. 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 11 day of FEBRUARY 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