Karen Johnson Davidson County
Batch# 1402686 DEEDQC
04/07/2026 02:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260407-0027997

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 30th day of March, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Angelia Nicholson Duncan, et. al., Trustees 801 Belton Drive Nashville, TN 37205	SAME	115 03 0 056.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Angelia Nicholson Duncan**, hereinafter

called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Angelia Nicholson Duncan and/or Joseph F. Duncan, Jr. and/or Rebecca Lois Duncan, Trustees of the Angelia Nicholson Duncan Living Trust, established by the Revocable Trust Agreement of Angelia Nicholson Duncan dated March 30, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 30th day of March, 2026.

Angelia Nicholson Duncan

Angelia Nicholson Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office, this 30th day of March, 2026.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee described as follows:

Lot 1 on the Plan of Resubdivision of Lot 360 of Brookmeade Section IX by Ernest P. Hall of record in Book 5060, Page 46, Register's Office for said County. Lot 1 is approximately the westerly 1/2 of said Lot 360 on the Plan of Brookmeade Section IX of record in Book 2331, Page 34, said Register's Office.

Being a part of the same property conveyed to Joe Frank Duncan and wife, Angelia Nicholson Duncan, by deed from Gloria K. Murray, of record in Book 3066, Page 549, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Angelia Nicholson Duncan by deed from Joe Frank Duncan of record in Book 6528, Page 633, Register's Office for Davidson County, Tennessee.

This is improved property known as 801 Belton Drive, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 March 30, 2026.

04/06/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of April, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

