Karen Johnson Davidson County
Batch# 1445713 DEEDQC
07/14/2026 08:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260714-0063212

QUITCLAIM DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
BRIANNE N. DUNCAN	**NEW OWNER**	**142 14 0 042.00**
(NAME)	(NAME)	
743 HARPETH PARKWAY WEST NASHVILLE, TN 37221	**743 HARPETH PARKWAY WEST NASHVILLE, TN 37221**	
(ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 13 day of July, 2026, the undersigned, **TYLER J. DUNCAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **BRIANNE N. DUNCAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **743 HARPETH PARKWAY WEST, NASHVILLE, TN 37221** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot (s) 57, as shown on the map entitled HARPETH VALLEY PARK SECTION 1, of record in Plat Book 3600, Pages 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Tyler J. Duncan and Brianne N. Duncan, husband and wife, by Warranty Deed from Robert S. Tadlock and Annaclaire Tadlock, Husband and wife, of record in Instrument No. 20230630-0050219, in the Register's Office of Davidson County, Tennessee, dated June 29, 2023 and recorded on June 30, 2023.

This improved property more commonly known as 743 Harpeth Parkway West, Nashville, TN 37221.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 13 day of July, 2026.

GRANTOR: _____
TYLER J. DUNCAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **TYLER J. DUNCAN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 13 day of July, 2026.

_____ _____
Notary Public My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 _____

Affiant Signature

_____
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this _____ day of _____, 20___.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY