Karen Johnson
Batch # 1451501
07/24/2026 11:24:24 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260724-0067662

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Charles L. Duncan Wynn Collette Smith 5973 Cane Ridge Road Antioch, TN 37013	Same as New Owners	182-00-0-145.00

FOR AND IN CONSIDERATION OF THE SUM OF One Dollar, cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Charles L. Duncan ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Charles Lloyd Duncan, Husband, and Wynn Collette Smith, Wife, (Grantees"), his interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being described as follows, to-wit:

BEING Land in Davidson County, Tennessee, being Lot No. 1, of Reuben Anderson Subdivision, of record in Book 5200, page 273, Register's Office of Davidson County, Tennessee, and further described according to a survey made by Perry A. Chapelaine, Jr., dated April 2, 1980, as follows:

BEGINNING at an iron pin on the West margin of Cane Ridge Road, Southeast corner of Book 4628, page 81, then with said margin, South 37° 07' 22" East 100.0 feet to an iron pin; then leaving road, S 55° 37' 07" W 180.53 feet to an iron pin; S 39° 57' 25" W 100.0 feet to an iron pink; S 74° 20' 16" West, 240.05 feet to an iron pink; North 71° 25' 10" West, 295.85 feet to an iron pink; North 18° 34' 50" East, 210.00 feet to an iron pin in the South line of Book4682, page 81; also the east line of a three acre tract; then with a fence and with said South line of Book 4628, page 81, South 71° 25' 10" East, 228.76 feet to a point in a pond; then North 73° 08' 39" East, 366.17 feet to an iron pin; South 83° 26' 42" East, 30.43 feet to the point of beginning, containing 3.10 acres, more or less.

Included with this parcel, there is a 50 foot easement along the Southern boundary line of said property as referenced and reserved in Book 5607, page 544, Register's Office for Davidson County, Tennessee. Said easement fronts 50 feet on Cane Ridge Road.

Being the same property conveyed to Charles L. Duncan by Quitclaim Deed from Charmaine Duncan, dated September 13, 2014, of record of Instrument No. 20140917-0085379, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as **5973 Cane Ridge Road, Antioch, Tennessee 37013**

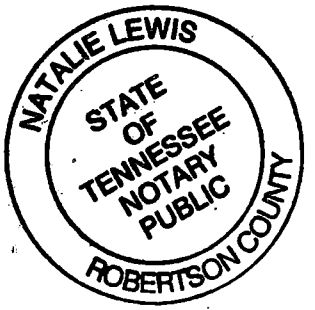
IN WITNESS WHEREOF, the Grantor(s) hereby affix their signatures on this the 24 day of July, 2026.

CHARLES L. DUNCAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Charles L. Duncan, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that he executed this instrument for the purposes stated in the instrument. He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 24th day of July, 2026.



NOTARY PUBLIC

My Commission Expires: 11-18-2029

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
611 Woodland Street
Nashville, Tennessee 37206
615.896.2022

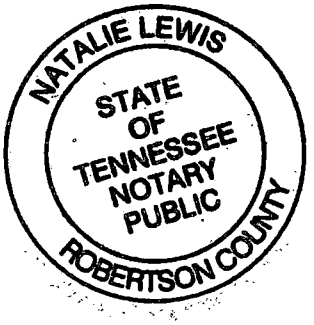
THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

This conveyance is made in satisfaction of an existing indebtedness and not pursuant to a sale of the property. Accordingly, this transfer is exempt from Tennessee realty transfer tax pursuant to Tenn. Code Ann. § 67-4-409.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



Sworn to and subscribed before me
This 24th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 11-18-2029