This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Suite 200
Mount Juliet, TN 37122
615-263-0950

From information furnished by the parties.

Karen Johnson Davidson County
Batch# 1451555 DEEDQC
07/24/2026 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260724-0067750

Address New Owner As Follows	Send Tax Bills To:	Map Parcel No.
Mary F. Duncan 4616 Woodview Circle Old Hickory, Tennessee 37138	SAME	064 04 0 103.00

TRUSTEE'S DEED

IN CONSIDERATION of Zero Dollars ($0.00) and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, **Patricia Delaney, Trustee of the Frances J. Duncan Tennessee Investment Services Trust,** (the "Grantor"), do hereby sell, transfer, convey, and forever quitclaim unto Mary F. Duncan (herein the "Grantee"), any and all of my right, title, and interest in and to the following tract(s) or parcel(s) of land, situated, and lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 36B on the Plan of Zone Lot Division Lot 36, Lake Country, as of record in Book 5800, page 344, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Delaney, Trustee of the Frances J. Duncan Tennessee Investment Services Trust, by Quitclaim Deed from Frances J. Duncan, also known as Mary Frances Duncan and formerly known as Frances J. Haworth, of record in Instrument Number 20220926-0106372, in the Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property, including but not limited to all matters set forth per Book 5200, page 493, Book 5800, page 344; Restrictive Covenants of record in Book 6095, page 656; Restrictive Covenants of record in Book 6207, page 276 and Charter of record in Book 7289, Page 990, said Register's Office. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This improved property known as 4616 Woodview Circle, Old Hickory, Tennessee 37138.

GRANTEE herein assume and agree to pay all taxes assessed against said real estate for the year 2026.

GRANTOR AND GRANTEE acknowledge that no title examination has been made by the preparer and Clements & Eubanks, PC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the party(ies) acknowledge that Clements and Eubanks, PC, have prepared this instrument upon information furnished, examined and proofread by the party(ies). The party(ies) has/have also been advised to carefully proofread the document if any errors are found after the recording of the document, the party(ies) will pay for the preparation and filing of any corrections.

WITNESS MY HAND as of this 24th day of July, 2026.

Patricia Delaney, Trustee

Patricia Delaney, Trustee of the Frances J. Duncan Tennessee Investment Services Trust

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this this 24th day of July, 2026, before me personally appeared, Patricia Delaney, Trustee of the Frances J. Duncan Tennessee Investment Services Trust, to me known to be the person described in and who executed the foregoing instrument, with the requisite authority as Trustee thereof, and acknowledged that such person executed the same as such person's free act and deed for the purposes contained herein.

Witness my hand, at office, this 24th day of July, 2026.

Bryson Eubanks, Notary Public
My commission expires: 10/28/2028

BRYSON NICHOLAS EUBANKS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/28/2028 WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Affiant

Subscribed and sworn to before me on this 24th day of July, 2026.

Bryson Eubanks, Notary Public
My commission expires: 10/28/2028

BRYSON NICHOLAS EUBANKS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/28/2028 WILSON COUNTY

Tennessee Certification of Electronic Document

I, Bryson Eubanks, 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 July 24, 2026 (date of document).

Affiant Signature

7/21/2026
Date

State of Tennessee)

County of Wilson)

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

Notary's Signature

MY COMMISSION EXPIRES: 10/28/2028

NOTARY'S SEAL



202607240067750