This transfer is exempt from the payment of any transfer tax as provided in T.C.A. § 67-4-409(a)(1)(C)(vi).

Karen Johnson Davidson County
Batch # 1456029 DEEDQC
08/06/2026 08:09:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260806-0072283

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

Address New Owner as Follows:
THE GARY AND GLENDA DUNCAN REVOCABLE LIVING TRUST
656 MONTE CARLO DRIVE
ANTIOCH, TN 37013

Send Tax Bill to:
GARY LOVELL DUNCAN and GLENDA FAY DUNCAN
Trustee(s) of
THE GARY AND GLENDA DUNCAN REVOCABLE LIVING TRUST
656 MONTE CARLO DRIVE
ANTIOCH, TN 37013

Map Parcel Number:
173 01 0 050.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that GARY L. DUNCAN and spouse, GLENDA F. DUNCAN, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto GARY LOVELL DUNCAN and GLENDA FAY DUNCAN Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of GARY LOVELL DUNCAN and GLENDA FAY DUNCAN, under the terms of THE GARY AND GLENDA DUNCAN REVOCABLE LIVING TRUST Dated 6-1-26, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in **DAVIDSON County, Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same land conveyed to the Grantor by STEVEN DOUGLAS GOGGANS AND SPOUSE, VERONICA R. GOGGANS to GARY L. DUNCAN and spouse, GLENDA F. DUNCAN by Deed of record in Deed Book 9997 Pages 412-414 in the Register's Office for DAVIDSON County, Tennessee.

Description contained herein was taken from a prior deed and without benefit of an updated survey. Preparer makes no representation as to the accuracy of said description.

This improved property is known as: 656 MONTE CARLO DRIVE, ANTIOCH, TN 37013

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 1 day of June, 2026

GARY L. DUNCAN

GLENDA F. DUNCAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON, ss.

On this 1 day of June, 2026, before me, the undersigned officer, personally appeared GARY L. DUNCAN and GLENDA F. DUNCAN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the uses and purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public
My commission expires on 10-26-27

TONY SHEETS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn to before me this day of 1 June, 2026.

Notary Public

My Commission Expires: 10-26-27

TONY SHEETS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.

EXHIBIT "A"

Map Parcel Number:
173 01 0 050.00

LAND in Davidson County, Tennessee, being Lot No. 368 on the Plan of Section I, Monte Carlo Estates, of record in Plat Book 4675, page 68, Register's Office for said County.

SAID Lot No. 368 fronts 48.65 feet on the westerly margin of Monte Carlo Drive and extends back 129.04 feet on the northerly line and 148.88 feet on the southerly line to a broken line in the rear, measuring 172.65 feet thereon.