Karen Johnson Davidson County
Batch# 1460078 DEEDQC
08/17/2026 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260817-0076579

This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 200
Mount Juliet, TN 37122

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

TAYLOR MARIE ABERNATHY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

Sworn to and subscribed before me
this 13th day of August, 2026.

Taylor Abernathy, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Debra Sue Derryberry	Debra Sue Derryberry	064 04 0 103.00
4616 Woodview Circle	4616 Woodview Circle	
Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR NO MONETARY CONSIDERATION, I, **Mary F. Duncan,** by these presents do hereby quitclaim and convey all my right, title, and interest in and to the following tract or parcel of land unto **Debra Sue Derryberry**, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

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 **Mary F. Duncan**, by **Patricia Delaney, Trustee of the Frances J. Duncan Tennessee Investment Services Trust,** by Trustees Deed of record in Instrument No. 20260724-0067750, 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 is improved property more commonly known as 4616 Woodview Circle, Old Hickory, Tennessee 37138.

Witness by my hand this 13th day of August, 2026

Mary F. Duncan by Patricia Delaney AIF

Mary F. Duncan by Patricia Delaney, AIF

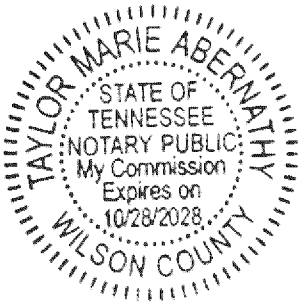
STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 13th day of August, 2026, personally appeared before me, Patricia Delaney, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact, for Mary F. Duncan and who acknowledged that as attorney-in-fact, she executed the same as the free act and deed of Mary F. Duncan.

Witness by my hand and official seal

Taylor Abernathy

Taylor Abernathy, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028



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 8/13/2026 (date of document).

Affiant Signature

8/13/2026
Date

State of Tennessee)

County of Wilson)

Sworn to and subscribed before me this 13th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/28/2028

NOTARY'S SEAL

