**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1465396 DEEDQC
08/31/2026 11:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260831-0080392

State of Tennessee,
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 21 day of Aug, 26.

Notary Public

My Commission expires 4/29/30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

**NAME AND ADDRESS OF PROPERTY OWNER:**
**Scott Duncan**
**2310 Tally Green Ct.**
**Nashville, TN 37214**

**SEND TAX BILLS TO:**
**Scott Duncan**
**2310 Tally Green Ct.**
**Nashville, TN 37214**

**MAP AND PARCEL NUMBER: 162 03 0 225.00**

# QUITCLAIM DEED
## 26NT01536

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

**Mitchel Simmons, an unmarried man and Scott Duncan, an unmarried man, as tenants in common**

By these presents do remise, release and **QUITCLAIM** unto

**Scott Duncan, an unmarried man**

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 2A, as shown on the map entitled Zone Lot Division of Lots 2,3,6 & 7, Tally Green, of record in Plat Book 6250, Page 73, amended in Plat Book 6250, Page 954, 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 Mitchel Simmons, an unmarried man and Scott Duncan, an unmarried man, as tenants in common from Stacey Rene Vick, an unmarried woman, (formerly Stacey Rene McGrath), by Warranty Deed dated 09/21/2023 and recorded 09/27/2023 in Instrument No. 20230927-0075955, Register's Office of said County.**

**Being the same property conveyed to Stacey Rene McGrath and Andrew Ryan McGrath, wife and husband by Warranty Deed from Iris D. Rivers, unmarried, dated 09/25/2019 and recorded 09/30/2019, of record in Instrument 20190930-0099073, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Stacey Rene McGrath, by Quitclaim Deed from Andrew Ryan McGrath, dated 02/16/2022 and recorded 03/21/2022, of record in Instrument 20220321-0031924, Register's Office for Davidson County, Tennessee.**

**This is an improved property commonly known as: 2310 Tally Green Court, Nashville, TN 37214-1533**

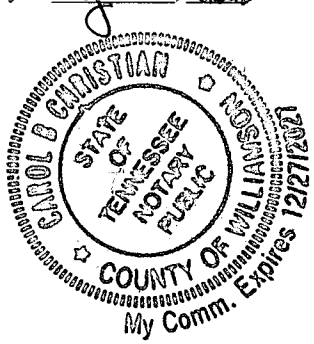
**Mitchel Simmons**

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mitchel Simmons,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of April, 2026

Notary Public




My Commission expires: 12/27/2027.

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.

Witness our hands this 21st day of Aug, 2026.

**Scott Duncan**

State of IN }
County of Lake }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Scott Duncan,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of Aug, 2026

Notary Public

My Commission expires: 12 / 27 / 2027

CAROL D CHRISTMAS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

**Tennessee Certification of Electronic Document**

I, Justin Foster 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 8-21-26 (date of document).

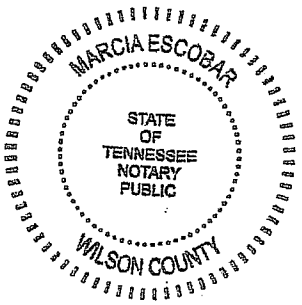
Affiant Signature

8-21-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of Aug, 26.

(SEAL)




Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027