EXECUTOR'S QUITCLAIM DEED

FROM: **WILLIAM RANDALL DUKE, SR., Executor**

TO: **WILLIAM RANDALL DUKE, SR., Individually**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
William Randall Duke, Sr. **4812 Wales Court** **Nashville, TN 37211**	**Same**	**147-080-08100**

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

Karen Johnson Davidson County
Batch# 223423 **DEEDQC**
04/29/2019 01:08:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190429-0039285

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Traci R. Duke **Affiant**
Subscribed and sworn before me this the
29 **Day of** Apr. 1 **,** 2019 **.**
Brandi Wells **, Deputy Register**
My Commission Expires: _____

Cecil Isaac Duke died on October 10, 2018. William Randall Duke, Sr. was appointed Executor of the Estate of Cecil Isaac Duke, November 8, 2018 by the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Probate No. 18P1792. This property owned by Cecil Isaac Duke, passed under the Last Will and Testament to William Randall Duke, Sr... Conveyed pursuant to the Last Will and Testament of Cecil Isaac Duke under the terms and conditions set forth in said Will to William Randall Duke, Sr. *"on condition that he reside in my property located at 4812 Wales Court, Nashville, TN 37211 for five (5) years from my death in fee simple or if the house is sold prior to said time one-half (1/2) of the proceeds shall be paid to William Randall Duke, Sr. and Cecil Wayne Duke. If William Randall Duke, Sr. deceases prior to the end of five (5) year period, the said property shall vest in Traci Duke in fee simple. If Cecil Wayne Duke deceases prior to William Randall Duke, Sr. his interest in the property shall lapes and vest entirely in William Randall Duke, Sr."* The Executor by signing this deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the laws of Tennessee, William Randall Duke, Sr., as Executor of the Estate of Cecil Isaac Duke and quitclaims to William Randall Duke, Sr., individually, all right, title and interest in the following described real estate situated in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Cathey Heights, Section 1, of record in Book 2854, page 45, Register's Office for said County.
>
> SAID Lot No. 17 described as follows: beginning with a point in the easterly margin of Wales Court at the common corner of Lots Nos. 16 and 17; thence in an easterly direction with the common boundary of said lots, 189.9 feet

to a point; thence 195.10 feet in a southerly direction to a point in the northerly margin of Wales Drive; thence with said margin100.22 feet in a westerly direction to a point at the beginning of a curve; thence 35.58 feet around said curve in a northeasterly direction to a point in the easterly margin of Wales Court; thence with said margin 104.7 feet in a northerly direction the point of beginning.

Being the same property conveyed to Cecil I. Duke and wife, Shirley M. Duke by deed of record in Book 2993, Page 507, register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property known as 4812 Wales Court, Nashville, TN 37211.

This transfer is by Quitclaim and I make no warranties as to the title.

Witness my hand this 20 day of March, 2019.

Estate of Cecil Isaac Duke By:

William K Duke Sr.

William Randall Duke, Sr., Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 20th day of March, 2019, before me personally appeared William Randall Duke, Sr., to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires: 2-28-23

CARMON B. PRESLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON