Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-WRE-22-409

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 873839 DEEDWARR
06/17/2022 03:00:44 PM 2 pgs
Fees: $13.00 Taxes: $3,404.00
20220617-0069866

Ivey Title, LLC Ref: (DM) Title No.: 62635
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
2K Development LLC, a Tennesse limited liability company 1032 Scovel St. Nashville, TN 37208	NEW OWNER

TAX MAP PARCEL NUMBERS: 10313002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$920,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael L. Duke, Trustee of the James and Flodine Duke Trust dated November 8, 2001**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **2K Development LLC, a Tennesse limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hillwood Estates, Section Three, of record in Book 1835, page 135, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James L. Duke and wife, Flodine L. Duke by Warranty Deed from Richard M. Wright, III, dated November 15, 1976 and recorded on November 24, 1976, of record in Book 5091, page 35, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 8, 2001, recorded November 15, 2001, of record in Inst. No. 20011115-0125272, said Register's Office, subject property was conveyed to James L. Duke and Flodine Duke, as Trustees of the James and Flodine Duke Trust. The said James L. Duke and Flodine Duke have since died, with James L. Duke predeceasing the said Flodine L. Duke. The Abstract of James and Flodine Duke Trust Agreement of record in Inst. No. 20011115-0125273, and the Amended Abstract of James and Flodine Duke Trust Agreement of record in Inst. No. 20150901-0088566, said Register's Office, vests all Trust assets in the name of Michael L. Duke, Trustee of the James and Flodine Duke Trust dated November 8, 2001.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 1835, page 135, said Register's Office.

This is improved property, known as 409 Hillwood Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2022.

James and Flodine Duke Trust, dated November 8, 2001
By: _____
Michael L. Duke, Trustee

State of Tennessee

County of Davidson

On this 10th day of June, 2022, before me the undersigned authority, personally appeared, **Michael L. Duke, as Trustee of the James and Flodine Duke Trust, dated November 8, 2001,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $920,000.00.

_____
Affiant

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires on 03/07/2023

Sworn and subscribed before me this 10th day of June, 2022.

_____
Notary

My Commission Expires: 03/07/2023