Karen Johnson Davidson County
Batch# 1000637 DEEDQC
05/08/2023 02.39.04 PM 2 pgs
Fees $12 00 Taxes. $0 00
20230508-0034258

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

*From information provided by client.
No title search was requested or performed.

MARK S. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Affiant

Subscribed and sworn to before me, this 27 day of April, 2023.

Notary Public
My Commission Expires: 10-17-2026

Executor Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Annette Duke Sharp and Ronnie Albert Straton Brent	Same As Owner	M/P 065-13-0-A-16.00 &065-13-0-A17.00
1522 Sarah Ct. Murfreesboro, TN 37129		

THIS INDENTURE, made and entered into as this 27 day of April, 2023, by and between **Annette Duke Sharp as Executor of the Estate of Ronnie Duke** as party or parties of the first part, and **Annette Duke Sharp as to a one-half undivided interest and Ronnie Albert Straton Brent as to a one-half undivided interest**, hereinafter now owning 100% of the below described real property, as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No.2G on the Plan of Section Two, Scotts Hollow, Phase One of record in Plat Book 8250, page 241, amended in Instrument No. 20070423-0048064 and further referenced in Master Deed of record in Instrument No. 20030829-0125456, as amended by First Amendment to Master Deed o record in Instrument

No. 20110516-0037426, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Property commonly known as **4979 A Lebanon Pike, Unit 2H, Old Hickory, TN.**

Being the same property conveyed to Ronnie Duke by Special Warranty Deed dated August 26, 2011, of record in instrument number 20110906-0068626 in the Registers Office for Davidson, County Tennessee. Ronnie Duke passed away on 3/27/2020, and by his Last Will and Testament filed in the Probate Court for Rutherford County, Tennessee, Case-Number 75PR1-2020-PR-228 said property was bequeathed to Annette Duke Sharp as to one-half undivided interest and Ronnie Albert Straton Brent as to a one-half undivided interest.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 27 day of April, 2023.

ESTATE OF RONNIE DUKE

By: Annette Duke Executor
Annette Duke Sharp, Executor

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Annette Duke Sharp with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executor for the Estate of Ronnie Duke as appointed in the Rutherford County Probate Court and who executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of April, 2023.

Mark Moore
Notary Public at Large

My Commission Expires: 10-17-2026

