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

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

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

Affiant

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

Notary Public
My Commission Expires: 10-17-2026

Karen Johnson Davidson County
Batch# 1000639 DEEDQC
05/08/2023 02 41 20 PM 2 pgs
Fees $12 00 Taxes: $0 00
20230508-0034260

MARK S. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Executor Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Tabitha Lanae Ridge, Roonie Albert Straton Brent, Annette Duke Sharp, Alexis B. Sharp	Same As Owner	94-13-112 2DA 65760
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 **Tabitha Lanae Ridge as to a 1/8 interest, Ronnie Albert Straton Brent as to a 1/8 interest, Annette Duke Sharp as Trustee for Carter Michael Duke as to a 1/8 interest, Alexis B. Sharp as to a 1/8 interest and Annette Duke Sharp as to a ½ 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 Lot No. 9 on the Plan of Expressway Commercial Park, of record in Book 3700, page 94, Register's Office for said County.

Said Lot No. 9 fronts 100.00 feet on the northwesterly margin of Calhoun Avenue and extends back on the northeasterly line, passing a witness line at 300.63 feet, a total distance of 360.64 feet and extends back on the southwesterly line, passing a witness line at 302.85 feet, a total distance of 362.90 feet, to the center line o Browns Creek, measuring 100.12 feet thereon.

This is improved commercial property known as: **534 Expressway Park Drive, Nashville, TN 37210.**

Being the same property conveyed to Ronnie Duke, by Warranty Deed dated March 09 ,2001, of record in Interment number 20010313-0024080 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 Tabitha Lanae Ridge as to a 1/8 interest, Ronnie Albert Straton Brent as to a 1/8 interest, Annette Duke Sharp as Trustee for Carter Michael Duke as to a 1/8 interest, Alexis B. Sharp as to a 1/8 interest and Annette Duke Sharp as to a ½ 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 Sharp 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

MARK S. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY