Karen Johnson Davidson County
Batch# 1056002 DEEDQC
10/02/2023 09:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231002-0076927

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
James Harold Duke, Trustee 1407 Riverside Drive Nashville, TN 37216	Same	083 03 0 204.00

Quitclaim Deed to Trustee

Grantor: James Harold Duke
Grantee: James Harold Duke, Trustee of the Revocable Trust of James Harold Duke, dated August 25, 2023

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 8 and the southerly 10 feet of Lot No. 9 on the plan of Mrs. Minnie E. Martin's Subdivision, as of record in Book 547, page 137, Register's Office for said County.

Said parts of Lot Nos. 8 and 9 front together 50 feet on the easterly side of Riverside Drive or Boulevard and run back between parallel lines 193.5 feet to an alley.

Being the same property conveyed to James Harold Duke by quitclaim deed from Nancy Stevens Halverson, of record in Record Book 8820, Page 322, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1407 Riverside Drive, Nashville, TN 37216

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

James Harold Duke
Grantor

State of Tennessee
County of Sumner

On August 25, 2023, before me personally appeared James Harold Duke, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 7/21/2026

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

James Harold Duke, Trustee
Grantee

Sworn to and subscribed before me on August 25, 2023.

Notary Public
My commission expires: 7/21/2026

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 August 25, 2023.

Signature
Date 8/25/2023

State of Tennessee
County of Sumner

Sworn to and subscribed before me on August 25, 2023.

Notary's Signature
My Commission Expires: 03/25/2025

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY