Karen Johnson Davidson County
Batch# 1071103 DEEDQC
11/13/2023 02:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231113-0088422

This Instrument Was Prepared By:
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Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

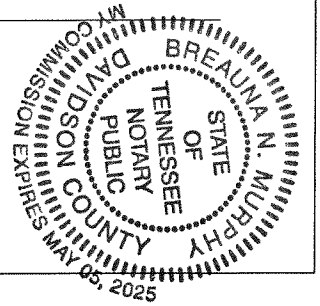
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Michael Gavin Duke, Affiant

Subscribed and sworn to before me this 7th day of November, 2023.

Notary Public
My Commission Expires: 05/05/2025



THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Michael Gavin Duke, Trustee Lorie L. Duke, Trustee 407 Lynnwood Blvd Nashville, TN 37205	Same	Tax Parcel ID No. 116-11-0-099.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Michael Gavin Duke and Lorie T. Duke**, husband and wife, the "**Grantors**," do hereby convey and quitclaim unto **Michael Gavin Duke and Lorie L. Duke, Co-Trustees of the Duke 2023 Community Property Trust dated November 7, 2023**, the "**Grantees**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

7th IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the day of November, 2023.

Michael Gavin Duke

Lorie T. Duke

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Michael Gavin Duke and Lorie T. Duke, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 7th day of Nov., 2023.

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public
My Commission Expires: 05/05/2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 1, RE-SUBDIVISION OF LOTS 47, 52 AND THE NORTH PARTS OF LOTS 48 AND 51, ROYAL OAKS COMPANY'S, as shown on plat of record in Plat Book 4595, Page 177, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Gavin Duke and Lorie T. Duke, husband and wife, by deed from Harrison W. James and Emily T. James, husband and wife, of record in Instrument No. 20140904-0081061, dated August 29, 2014, said Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 407 Lynnwood Blvd, Nashville, TN 37205.

This legal description is the same as from the previous deed of record.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, do hereby make oath that I am a licensed attorney and/or 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 November 7, 2023 (date of document).

Affiant Signature

11/7/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

