Karen Johnson Davidson County
Batch# 1098698 DEEDQC
02/07/2024 10:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240207-0008561

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of February, 2024.

_____
Notary Public

Commission Expires 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc. , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Sarah Wilhite Duke And James Brent Duke 4400 Belmont Park Terrace #199 Nashville, TN 37215	New Rez LLC 601 Office Center Drive, Ste 100 Fort Washington, PA 19034	131-03-0C-199.00CO

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **SARAH ALYCIA WILHITE A/K/A SARAH WILHITE DUKE** (hereinafter called the "Grantor"), for the express purpose of creating a tenancy by the entireties with my husband, **JAMES BRENT DUKE,** by these presents do hereby grant, quitclaim and convey unto the said, **JAMES BRENT DUKE** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, a one-half (1/2) undivided ownership interest as a tenant by the entireties with Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building Site No. 199, as shown on the map entitled Arden Place Section Sever, of record in Plat Book 4955, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah W. Baker by Deed from Del Hickman, Mary Paige Hickman and Emily Page Hickman, of record in Instrument No. 20211118-0153716 in the Register's Office for Davidson County, Tennessee and further conveyed to Sarah Alycia Wilhite, unmarried by Quitclaim Deed from Sarah W. Baker, unmarried dated November 18, 2021 in Instrument No. 20211209-0163429, in the Register's Office for Davidson County, Tennessee. The said Sarah Alycia Wilhite is now known as Sarah Wilhite Duke

This is improved property known as 4400 Belmont Park Terrace #199, Nashville, TN 37215.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is also subject to the Deed of Trust of record in Instrument No. 20211118-0153717 in said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of February, 2024.

Sarah Alycia Wilhite A/K/A Sarah Wilhite Duke
SARAH ALYCIA WILHITE A/K/A SARAH WILHITE DUKE , Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named SARAH ALYCIA WILHITE A/K/A SARAH WILHITE DUKE, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2024.

Commission Expires: 9/21/2024

NOTARY PUBLIC

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 7th day of February, 2024.

Ernest D. Bennett, III, Affiant 2/7/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 7th day of February, 2024.

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024