Karen Johnson Davidson County
Batch# 1134341 DEEDQC
05/13/2024 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240513-0035174

**PREPARED BY:**

*Andrew J. Bellm, Esq.*
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Actual consideration for this transfer is -$0-.

**AFFIANT**

Subscribed and sworn to before me on this day, May 13, 2024.

Notary Public

My Commission Expires: 1-11-26

LYNNE B. JERVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 11, 2026

**New Owner Address:**
Jason K. Duke
2901 Shadow Lane
Nashville, TN 37216

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
073 05 0 164.00

## EXECUTOR'S QUITCLAIM DEED

**Jason K. Duke, Executor of the Estate of Jane M. Duke** (the "Decedent"), who died on November 14, 2023 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 23P-2443 for consideration of $10.00, hereby releases, remises and quitclaims unto **Jason K. Duke** all the right, title and interest of the Decedent's estate in and to the tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

*<Signature page to follow>*

**WITNESS** my hand on this day, May 13, 2024.

**Jason K. Duke, Executor of the Estate of Jane M. Duke**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jason K. Duke, Executor of the Estate of Jane M. Duke**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, on this day, May 13, 2024.

Lynne B. Jervis
Notary Public

My Commission Expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

## EXHIBIT A

Being Lot No. 8 on the Plan of Riverwood Terrace Subdivision, of record in Book 1835, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Aaron S. Duke and wife, Jane M. Duke from Judith A. Roberts, unmarried, by deed of record in Instrument No. 20000503-0044651 in the Register's Office for Davidson County, Tennessee. Aaron S. Duke having died May 5, 2002 and Jane M. Duke being sole owner by rights of survivorship.

The description is the same as that used in the previous deed.

This is improved property known as 2901 Shadow Lane, Nashville, Tennessee 37216.

## True Copy Certification

I, Andrew J. Bellm, Esq., 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 May 13, 2024.

Affiant Signature

Date: May 13, 2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 13th day of May, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026