Karen Johnson Davidson County
Batch# 1134341 DEEDQC
05/13/2024 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240513-0035175

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
STATE OF TENNESSEE
NOTARY PUBLIC
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 01 0 205.00

EXECUTOR'S QUITCLAIM DEED

Jason K. Duke, Executor of the Estate of Jane M. Duke a/k/a Jane Moore 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>

887060 1/10/2021(0000)

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

Jason K. Duke, Executor of the Estate of Jane M. Duke a/k/a Jane Moore 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 a/k/a Jane Moore 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.

Notary Public

My Commission Expires: 1-11-26

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

4854-0611-8835, v. 1

EXHIBIT A

Being Lot No. 35 on the Plan of Moss Ross Heights, Section 3 and 4, of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 90.0 feet on the northeasterly margin of Ivy Drive and runs back between lines measuring 156.38 feet on the southeasterly side and 138.0 feet on the northwesterly side to a dead line in the rear on which it measures 91.8 feet.

Being the same property conveyed to Jane Moore Duke from Bobby Richards and wife, Fiona Richards, by Warranty Deed of record in Instrument No. 20030328-0041396 in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 4018 Ivy Drive, Nashville, Tennessee.

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

4854-0611-8835, v. 1