THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 16th day of September, 2024.

Notary Public
My Commission Expires: 05/03/2027

Karen Johnson Davidson County
Batch# 1182187 DEEDQC
09/16/2024 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240916-0071354

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Duke Living Trust **918 Russell Street** **Nashville, Tennessee 37206**	**Duke Living Trust** **918 Russell Street** **Nashville, Tennessee 37206**	**082-16-0-154.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah Meyer and Martel Meyer, wife and husband** ("Grantors"), by these presents does hereby Quitclaim and convey unto **Duke Living Trust dated January 29, 2024** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of Barrow's Addition to Edgefield (now East Nashville), of record in Plat Book 1, Page 13, of record in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Sarah Meyer and Martel Meyer, wife and husband, by Warranty Deed from Barbara Carlston and Richard Carlston, wife and husband, of record at Instrument number 20220531-0062754, in the Register's Office for Davidson County, Tennessee, dated May 17, 2022.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **918 Russell Street, Nashville, Tennessee 37206**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 6th day of September, 2024.

GRANTORS:

Sarah Meyer

Martel Meyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of September, 2024, before me personally appeared Sarah Meyer and Martel Meyer to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 6th day of September, 2024.

Notary Public
My commission expires: 05/03/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Rolston Peacock, 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 September 6, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 6th day of September, 2024.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of September, 2024.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY