Karen Johnson Davidson County
Batch# 1287288 DEEDQC
06/20/2025 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $74.00
20250620-0048238

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
	Same As New Owner	**05311000900**
Ruby Vaughn **100 McArthur Drive** **Old Hickory, TN 37138**		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Adrain T. Dukes, Trustee of the Adrain T. Dukes and Robbie M. Dukes Trust,** does hereby quitclaim and by these presents does transfer and convey all of their right, title and interest unto **Ruby Vaughn,** widow , in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

This was unimproved property known as: 114 Teresa Drive, Old Hickory, TN 37138.

******THIS QUITCLAIM DEED IS TO TAKE A PORTION OF 114 TERESA PIKE, OLD HICKORY TN 37138 AND ADD THAT PORTION TO 100 VAUGH MCARTHUR DRIVE, OLD HICKORY, TN 37138 ******

The information for this Quitclaim Deed was taken from the prior deed and the survey, no title work was performed.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th day of June 2025.

Adrain T Dukes
Adrain T. Dukes, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Adrain T. Dukes, Trustee** 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 Trustees under that certain Trust Agreement for the benefit of **Adrain T. Dukes and Robbie M. Dukes Trust Agreement**, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal this the 11th **day of June 2025**

Leigh A Bybee
NOTARY PUBLIC
My Commission Expires: 3/3/2026

LEIGH ANN BYBEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is - $20,000.00.

(Affiant)

Subscribed and sworn to before me, this 13th **day of June 2025.**

Robert L Scruggs
NOTARY PUBLIC
My Commission Expires:____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV. 8, 2028

Exhibit "A"
Legal Description

Beginning at an iron rod in the western right of way of McArthur at the southeastern corner of the Vaughn property as described in Deed Book 9614 Page 623, also being the northeastern corner of the Southern Legacy Co. property as described in Instrument 20230105-0000868 RODC;

Thence, leaving said right of way, with the Legacy's north line, North 89 degrees 43 minutes 11 seconds West, 188.71 feet to an iron rod at the northwestern corner of Legacy, also being the original northeastern corner of Adrian and Bobbie Dukes property as described in Instrument 20000131-0009567 RODC; THE TRUE POINT of BEGINNING;

Thence, with Duke's original eastern line, South 02 degrees 09 minutes 40 seconds West, 124.10 feet to an iron rod in the north line of the Carl Brewington property as described in Instrument 20151103-6111654 RODC;

Thence, with Brewington, North 87 degrees 36 minutes 48 seconds West, 99.95 feet to an iron rod;

Thence, with a new line through Dukes, North 02 degrees 09 minutes 40 seconds East, 120.42 feet to an iron rod;

Thence, South 89 degrees 43 minutes 11 seconds East, 100.00 feet to the point of beginning and containing 12,219 Square Feet or 0.281 Acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on 05-25-2023.

Being a portion of the same property conveyed to Adrain T. Dukes and Robbie M. Dukes, Trustees of the Adrain T. Dukes and Robbie M. Dukes Trust from Adrain T. Dukes and wife Robbie M. Dukes, filed for record on January 31, 20000, as Instrument No. 20000131-0009567, Register's Office for Davidson County, Tennessee. Robbie M. Dukes died on October 16, 2019, leaving Adrian T. Dukes as the only Trustee of the Adrain T. Dukes and Robbie M. Dukes Trust.

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 11th day of June 2025

Robert L. Scruggs, Affiant — Date 6.18.25

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 18th day of June, 2025

Notary's Signature

My Commission Expires: 9.8.2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025