This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 14-6257-SL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Hannah J McGuire
Affiant

Subscribed and sworn to before me, this the 27th day of June, 2025.

C. Loy Carney
Notary Public
My Commission Expires: 03-20-2028

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1292710 DEEDWARR
07/02/2025 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20250702-0052298

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hannah JoLeeMcGuire 504 Macfie Court Nashville, TN 37115	**Novus Home Mortgage, a division of Ixonia Bank** **20225 Water Tower Boulevard** **Suite 400** **Brookfield, WI 53045**	033-16-0-202.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Rebecca L. Duke, as Executrix of the Estate of Walter Freeman Duke, and Rebecca L. Duke, Sonya Nichole Smith and Michelle Renee Minor, as the devisees under the Last Will and Testament of Walter Freeman Duke, deceased (individually and/or collectively, "Grantor"), transfer and convey unto Hannah JoLee McGuire, an unmarried woman(individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land Situated in Davidson County, Tennessee, Being Lot No. 184-B on the Plan of Zone Lot Division of all Lots of Phase One, Cedar Bluff Subdivision of record in Plat Book 6250, Page(s) 836 and 837, amending Plat Book 6250, Page 827, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Walter Duke by Warranty Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20030815-0118122 Register's Office for Davidson County, Tennessee, dated August 13, 2003 and recorded on August 15, 2003. The said Walter Duke, being one and the same person as Walter Freeman Duke, has since died testate on August 17, 2024. The Last Will and Testament of Walter Freeman Duke has been admitted to Probate in the Chancery Court for Sumner County, Tennessee, Docket No. 24PR-529. Rebecca L. Duke executes this instrument as the Executrix of the Estate of Walter Freeman Duke, and Rebecca L. Duke, Sonya Nichole Smith and Michelle Renee Minor execute this instrument as the devisees under the Last Will and Testament of Walter Freeman Duke.

This is improved property located at: **504 Macfie Court, Nashville, TN 37115.**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2025.

GRANTOR:

The Estate of Walter Freeman Duke

By: Rebecca L. Duke
Rebecca L. Duke, Executrix

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rebecca L. Duke, Executrix of the Estate of Walter Freeman Duke, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Rebecca L. Duke
Rebecca L. Duke, Devisee

Michelle R Minor
Michelle Renee Minor, Devisee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rebecca L. Duke and Michelle Renee Minor, as the devises under the Last Will and Testament of Walter Freeman Duke, deceased, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

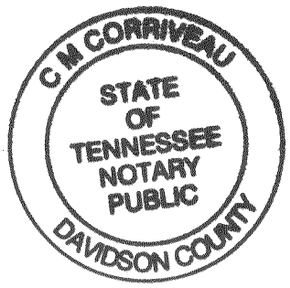
Sonya Nicole Smith

Sonya Nicole Smith, Devisee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within Nicole Smith, as the devises under the Last Will and Testament of Walter Freeman Duke, deceased, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2025.



Notary Public
My Commission expires: 1/22/2029

True Copy Certification

I, **Tammy Carney,** 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 27 day of June, 2025.

Affiant Signature

Date 6.30.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

