This instrument was prepared by:

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Karen Johnson
Batch # 1301788
07/24/2025 10 42 43 AM
Fees $18 00 Taxes $1,387 50
Davidson County
DEEDWARR
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20250724-0058513

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Three Hundred Seventy-Five Thousand Dollars ($375,000.00) paid to the undersigned, **ALMA GAIL LEE, DIANE PROSSER**, and **VICKIE L. YOUNG** (hereinafter, "Grantors"), by **HOWARD B. DUCK** and wife, **SHANNON K. RADEL** (hereinafter "Grantees"), and for other good and valuable consideration, Grantors hereby convey to Grantees the following tract of land in the 2nd Civil District of Davidson County, Tennessee:

The parcel identification number assigned by the county assessor of property is:

135 00 0 185.00

and the land is more particularly described as follows:

Land lying in the 2nd Civil District of Davidson County, Tennessee, in the vicinity of Smith Springs Road and described according to a copy of a survey made for Joe E. Stark on April 30, 1959 by Geo. W. Watkins, Surveyor and being designated as Tract II, thereon, as follows:

Beginning at a point in the west margin of Steele Road or Ned Shelton Road at the corner of Tracts 1 and 2, being 220 feet north from an iron pin set at the northeast corner of the property conveyed to Robert A Taylor by deed of record in Book 2197, page 264, Register's Office for said County, which said pin is on the south side of an old road bed; thence with the margin of Steele Road or Ned Shelton Road, north 5° 15' east 200 feet to a point, a corner of Tract 3· thence with the line between Tracts 2 and 3, north 89° 15' west 445 feet to an iron pin in the line of a 10.29 acre tract shown on said survey; thence with the line of the same, south 3° west 200 feet to an iron pin at the corner of Tract 1: thence with the line between Tracts 1 and 2, south 89° 15' east 418.3 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Alma Gail Lee, Diane Prosser, and Paul Young by Executor's Quitclaim Deed from Alma Gail Lee, Executrix of the Estate of Lucille Young, deceased, dated January 31, 2020, and recorded on February 4, 2020, as instrument number 20200204-0013042 in the Register's Office for Davidson County, Tennessee.

to have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereunto belonging to the said Grantees, their heirs and assigns forever; and the Grantors do hereby covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land in the said Grantees, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as 3021 Ned Shelton Road, Nashville, Tennessee 37217.

The names and address of the property owners, and the names and address of the persons responsible for the payment of real property taxes are the same, to wit:

Howard B. Duck and Shannon K. Radel
3001 Ned Shelton Road
Nashville, Tennessee 37217

WITNESS our hands on this, the 19th day of June, 2025.

ALMA GAIL LEE

DIANE PROSSER

VICKIE L. YOUNG

State of Tennessee }
County of Davidson }

Personally appeared before me, a notary public of the State of Tennessee, the within named Grantors, whose identities were satisfactorily demonstrated to me, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this, the 19th day of June, 2025.

Notary Public, State of Tennessee [SEAL] My commission expires: 5/14/29

ROBERT D MAC PHERSON STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

OATH OF GRANTEES REGARDING CONSIDERATION

Grantees hereby state under oath that the value of the consideration given for the transfer of the freehold estate hereunder is Three Hundred Seventy-Five~~Forty-Nine Thousand, Nine Hundred Dollars ($349,900.00)~~ ($375,000.00), which is equal to the actual value of the property.

HBD
SKR

HOWARD B. DUCK

SHANNON K. RADEL

State of Tennessee }
County of Davidson }

Sworn to and subscribed before me on this, the 19th day of June, 2025

Notary Public, State of Tennessee [SEAL]

My commission expires: 5/14/29

ROBERT D MAC PHERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY