Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 Karen Johnson Davidson County Batch # 1309025 DEEDQC 08/12/2025 04:05:10 PM 2 pgs Fees: $12.00 Taxes: $0.00 20250812-0064271	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $-0. STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or true value, whichever is greater for this transfer is $ 0 Roy James Duke Affiant Subscribed and sworn before me this the 12 Day of August, 2025. , Deputy Register day of

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Roy Duke, Jr.	**New Owner**	**175-00-0-071.00**
4092 Murfreesboro Pike		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ROY DUKE, JR. and LINDA J. NEAL, HEIRS OF JOYCE DUKE, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto ROY DUKE, JR. and LINDA J. NEAl, Tenants in Common, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being a part of Lot No. 4 on the Plan of the J.F. Hibbett (deceased) land not of record, and known as the Floyd Barrett house and lot. Beginning at a stake 15 feet South 39 deg. West to side of driveway; thence North 445 feet to a stake in the West boundary line of Hibbett land and East boundary of a 40 foot roadway between Oden and Hibbett land; thence South 2 deg. West with said road 175 feet to a stake, the Northwest corner of the Charles Stuart 3 acre tract (now Lindmans); thence South 55 deg. 15 min. East 439 feet to a stake, Lindman's Northeast corner at the bridge; thence North 39 deg. East 189 feet to the Beginning, a stake 15 feet west of G.W. Gordon's West line, and Aderol's (?) Southeast corner, containing 2 acres, more or less.

Being the same property conveyed to Sam E. Harrell, and Roy Duke and wife, Joyce Duke, with rights of survivorship, by Warranty Deed from Mrs. W.M. Adcock dated 1/1/55 of record in Book 2594, Page 439, Register's Office of Davidson County, Tennessee. Grantors herein make oath that Sam E. Harrell died on 10/23/75 leaving Roy Duke and wife, Joyce Duke, as the surviving tenants. Roy Duke died on 9/9/94 leaving Joyce Duke as the surviving tenant. Joyce Duke died intestate on 10/14/00 leaving Roy Duke, Jr. and Linda J. Neal, the sole issue of her body, as her heirs.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal description taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 4092 Murfreesboro Pike, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 5th day of March, 2025.

ROY DUKE, JR.

LINDA J. NEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Roy Duke, Jr. and Linda J. Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of March, 2025.

My commission expires: 7/7/25

NOTARY PUBLIC

