This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste. 125
Nashville, TN 37211

ADDRESS NEW OWNER AS:	SEND TAX BILLS TO:
Howard Duck, Shannon K. Radel and Mikaila Duck	SAME AS ADDRESSEE
3021 Ned Shelton Rd	
Nashville, TN 37217	

Karen Johnson Davidson County
Batch # 1328631 DEEDQC
10/01/2025 09:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251001-0078096

Map & Parcel: 135-00-0-185.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Howard B. Duck and Shannon K. Radel husband and wife

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Howard B. Duck and Shannon K. Radel husband and wife and Mikaila Duck, a single woman

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Sumner County, Tennessee, described as follows, to-wit:

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 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, Register's Office for Davidson County, Tennessee and Paul Youngs 1/3 share conveyed to Vickie L. Young by Affidavit or Heirship and Quitclaim Deed from Vickie L. Young Jason M. Young and Adam L. Young dated June 19th, 2025 and filed for record in Instrument No. 20250724-0058512 Register's office of Davidson County, Tennessee..

Being the same property conveyed to Howard B. Duck and wife, Shannon K. Radel from Alma Gail Lee, Diane Prosser and Vickie L. Young, by Warranty Deed on June 19, 2025, of record in Instrument Number 202507254-0058513, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3021 Ned Shelton Rd. Nashville, TN 37217

Witnessed our hand and date.

Howard B. Duck

Shannon K. Radel

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Howard B. Duck and wife Shannon K. Radel with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 8-23-26

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed to before me this 12 day of Sept, 2025.

My commission expires: 8-23-26

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD