This Instrument Prepared by:
J. BLAKE FREEMAN, ATTORNEY
114 Benson Rd.
Nashville, TN 37214

PREPARED FROM [illegible]
SUPPLIED BY TH
NO WARR

Karen Johnson Davidson County
Batch # 1341791 DEEDQC
11/04/2025 08 30 46 AM 2 pgs
Fees $12 00 Taxes $0 00
20251104-0087633

EXECUTOR QUITCLAIM DEED

Address of New Owners:
Kevin Eugene Duke
76 Peachtree St.
Nashville, TN 37211

Sent Tax Bill To:
New owner

Map & Parcel No.
119-06-0-137.00

WHEREAS, **Robin Nicole Davenport** owned and held an interest in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, **Robin Nicole Davenport** died on July 22,2025, leaving a Last Will and Testament and codiciles ("Will") which was admitted to probate in the Probate Court of Davidson County, Tennessee as Case No. 25P1622 and is recorded among said probate records; and

WHEREAS, as a result of the terms of the Will and codicils, the real property described herein is to be distributed to **Kevin Eugene Duke.**

WHEREAS, the executor of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to New owner **Kevin Eugene Duke.**

NOW, THEREFOR FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Kevin Eugene Duke, EXECUTOR OF THE ESTATE OF Robin Nicole Davenport ("Grantor")** this day executed this Executor Quitclaim Deed in order to evidence the transfer unto **Kevin Eugene Duke** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Beginning on the northerly margin of Peachtree Street, at the southeast corner of Lot 119 on the Plan of Sterling Heights, section 5, as of record in Book 1835, Page 37, Registers office of said county, thence with the eastern boundary line of said lot no. 119, north 0 deg. 10' east 160 feet to a point in the southerly boundary line of lot no. 210 on said Plan; thence south 89 deg 50' east 75 feet; thence southerly 160 feet to the northerly margin of Peachtree Street, thence with the same, north 89 deg 50' west 75 feet to the beginning.

Being the same property conveyed to **Timothy N. Davenport and wife Robin Nicole Davenport** of record in instrument **20020716-0085227**, Register's Office for Davidson County, Tennessee.
Timothy N. Davenport having predeceased **Robin Nicole Davenport.**

This transfer is by Quitclaim known as **76 Peachtree St.** Nashville, TN 37211 and the Executor makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the

28 day of Oct, 2025.

Kevin Eugene Duke, EXECUTOR OF THE ESTATE OF Robin Nicole Davenport

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named , **Kevin Eugene Duke,** Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this 28 day of Oct 2025

BLAKE FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public/My Commission Expires:

My Commission Expires 3/20/28

STATE OF TENNESSEE
DAVIDSON COUNTY :

The actual consideration or value for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this the 28 day of Oct, 2025.

BLAKE FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public/My Commission Expires:

My Commission Expires 3/20/28