Karen Johnson Davidson County
Batch# 1347914 DEEDWARR
11/19/2025 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20251119-0092187

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952359**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $442,000.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2025. Notary Public My Commission Expires: _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

WARRANTY DEED

Address New Owner: Mardan M. Sadeq and Aveen Khalid and Viyan H. Zubeyr 306 Gaywood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-02-0-075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Adcox, III, Successor Trustee of The Duke Revocable Living Trust, dated December 10, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mardan M Sadeq and Aveen Khalid, husband and wife, and Viyan H Zubeyr, married as tenants in common with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 315, as shown on the map entitled Section Two Caldwell Hall, of record in Plat Book 2900, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIE D. DUKE AND ELVADEAN DUKE, TRUSTEES OF THE DUKE REVOCABLE LIVING TRUST, DATED DECEMBER 10, 2013, by deed from WILLIE D. DUKE AND WIFE, ELUDEAN C. DUKE, ALSO KNOWN AS ELVADEAN C. DUKE; ALSO KNOWN AS ELVADEAN DUKE, of record in Instrument No. 20150812-0080459, dated August 5, 2015, said Register's Office.

Elvadean Duke having since died on June 22, 2022 and Willie D. Duke having since died on December 22, 2024. James M. Adcox, III named Successor Trustee of The Duke Revocable Living Trust, dated December 10. 2013 upon their deaths.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 147-02-0-075.00.

Matters shown on the Plan of record in Plat Book 2900, page 96, said Register's Office.

This is improved property located at 306 Gaywood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 ~~4th~~ 30th day of ~~November~~ October, 2025.

The Duke Revocable Living Trust, dated December 10, 2013

James M Adcox III, Trustee

By: James M. Adcox, III, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Adcox, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Successor Trustee of The Duke Revocable Living Trust, dated December 10, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my ~~hand, at~~ office, this ~~4th~~ 30th day of ~~November,~~ October 2025.

Sara Denman

Notary Public

My Commission Expires: 1/27/26

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY
Commission Expires January 27, 2026

Certificate of Authenticity

I, Danielle Watson, 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 10/30/25.
Date

D. Wat
Affiant Signature

10/30/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 30th day of October, 2025.

L Hahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029