Karen Johnson Davidson County
Batch# 1366909 DEEDQC
01/07/2026 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260107-0001478

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Mark A. Duke and Alva J. Duke 1467 Townsend Boulevard Franklin, TN 37064	Same	181-2-A-89.00 CO

This instrument prepared by: Holland & Knight LLP, Bryan Howard, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Alva A. Duke
Affiant

Subscribed and sworn to before me, this the 24th day of December 2025.

SHARLENE MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

Sharlene Murphy
NOTARY PUBLIC
My Commission Expires: May 9, 26

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **ALVA DUKE** ("Grantor") does hereby quitclaim and convey unto **MARK A. DUKE and wife, ALVA J. DUKE** ("Grantees"), their successors and assigns, all of her right, title and interest in and to the following tracts of land situate and lying in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. E-5 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 101, et seq., as amended, of record as instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits EI, E2, and E3 of said Master Deed.

Being the same property conveyed to Alva Duke by deed from Duke Family, LLC, of record as Instrument No. 20120413-0031630, Register's Office for Davidson County, Tennessee.

This is improved property known as 8411 Callabee Way, E-5, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 24th day of December 2025.

GRANTOR:

Alva Duke

Alva Duke

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alva Duke, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24 day of December, 2025.

SHARLENE MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Sharlene Murphy
NOTARY PUBLIC

My Commission Expires: May 9, 26

Tennessee Certification of Electronic Document

I, J. Steven Kirkham, 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 December 24, 2025 (date of document).

Affiant Signature

1-7-2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of January, 2026.

Benita Hudson
Notary's Signature

MY COMMISSION EXPIRES: NOV 2, 2026

NOTARY'S SEAL

