Karen Johnson Davidson County
Batch# 1367437 DEEDQC
01/08/2026 08:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260108-0001584

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Mark Duke and Alva Duke, Co-Trustees of the Duke Community Property Trust 1467 Townsend Boulevard Franklin, TN 37064	Same	172-120D-002.00-CO 172-120D-205.00-CO 181-2-A-87.00 CO 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-.

Mark A. Duke
Affiant

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

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

Sharlene Murphy
NOTARY PUBLIC
My Commission Expires:

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **MARK A. DUKE AND ALVA J. DUKE**, husband and wife ("Grantors") do hereby quitclaim and convey unto **MARK DUKE AND ALVA DUKE, CO-TRUSTEES OF THE DUKE COMMUNITY PROPERTY TRUST U/A/D December 24, 2025** ("Grantees"), their successors and assigns, all of their right, title and interest in and to the following tracts of land situate and lying in Davidson County, Tennessee:

Tract 1: (Tax Parcel 172-120D-002.00 CO)

Being Unit No. A-2 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act, as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Mark A. Duke and wife, Alva J. Duke, by deed from Marie R. Nadler of record as Instrument No. 20141125-0108736, Register's Office for Davidson County, Tennessee.

This is improved property known as 7001 Lenox Village Drive #A-2, Nashville, Tennessee 37211.

Tract 2: (172-120D-205.00-CO)

Land in Davidson County, Tennessee, being Unit No. 205 a/k/a Unit E-18, as shown on Exhibit B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Building E) of record as Instrument No. 20050119-0006853 in the Register's Office for Davidson County, Tennessee.

Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Mark A. Duke and wife, Alva J. Duke, by deed from Mark Duke of record as Instrument No. 20260107-0001477, Register's Office for Davidson County, Tennessee.

This is improved property known as 7009 Lenox Village Drive #205, Nashville, Tennessee 37211.

Tract 3: (181-2-A-87.00 CO)

Land in Davidson County, Tennessee, being Unit No. E-3 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 Mark A. Duke and wife, Alva J. Duke, by deed from Mark Duke of record as Instrument No. 20260107-0001477, Register's Office for Davidson County, Tennessee.

This is improved property known as 8411 Callabee Way, E-3, Antioch, Tennessee 37013.

Tract 4: (181-2-A-89.00 CO)

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 Mark A. Duke and wife, Alva J. Duke, by deed from Alva Duke of record as Instrument No. 20260107-0001478, Register's Office for Davidson County, Tennessee.

This is improved property known as 8411 Callabee Way, E-3, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, Grantors have executed this instrument this the 24th day of December, 2025.

GRANTORS:

Mark A. Duke

Alva J. 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 Mark A. Duke and Alva J. Duke, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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
Commission Expires MAY 9, 2026

Sharlene Murphy
NOTARY PUBLIC

My Commission Expires: May 9, 2026

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.

Notary's Signature

MY COMMISSION EXPIRES: NOV 2, 2026

NOTARY'S SEAL

