Karen Johnson Davidson County
Batch# 1421751 DEEDWARR
05/18/2026 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260518-0044326

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-1698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of May, 2026

Notary Public

Commission Expires: _____

TREVOR KELLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sidney Duke 1412 Beech Hollow Court Nashville, TN 37211	**New Owner** **1412A Chester Ave** **Nashville, ~~TN~~ 37206**	180-02-0A-087.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Calan Ray Fuqua and Mary Allison Fuqua, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sidney Duke, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of The Ridge at Stone Creek Park, Section Two, a Planned Unit Development, RS 10 Subdivision, Cluster Lot Option, of record in Plat at Instrument No. 20060120-0007577, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Calan Ray Fuqua and Mary Allison Fuqua, husband and wife by Warranty Deed from Robert Berger and Rebecca Berger, husband and wife of record in Instrument No. 20230425-0030277 Register's Office for Davidson County, Tennessee, dated April 18, 2023 and recorded on April 25, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1412 Beech Hollow Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of May, 2026.

Calan Ray Fuqua

Mary Allison Fuqua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, before me personally appeared Calan Ray Fuqua and Mary Allison Fuqua, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 5/15/2026 (date of document).

Affiant Signature

5/15/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

