Karen Johnson Davidson County
Batch# 1452178 DEEDQC
07/28/2026 11:36:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260728-0068599

QUITCLAIM DEED

MAIL RECORDED DEED TO:

KENSINGTON VANGUARD NATIONAL
LAND SERVICES
41 MADISON AVENUE, 21ST FLOOR
NEW YORK, NY 10010

OWNER (SEND TAX BILLS TO):

MELISSA G. DUKES
5729 CHADWICK LANE
BRENTWOOD, TN 37027

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT L. DUKES, an unmarried man, and MELISSA G. DUKES, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 5729 Chadwick Lane, Brentwood, TN 37027, hereby bargains, sells, remises, releases, quit claims and conveys to MELISSA G. DUKES, an unmarried woman (herein, "Grantee"), whose address is 5729 Chadwick Lane, Brentwood, TN 37027, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5729 Chadwick Lane, Brentwood, TN 37027

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(v) as it is a transfer to facilitate an adjustment of property rights between divorcing parties.

WITNESS my hand and seal this 22 day of July, 2026

PIN NO: 160 16 0A 023.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

1302762

GRANTOR:



Robert L. Dukes

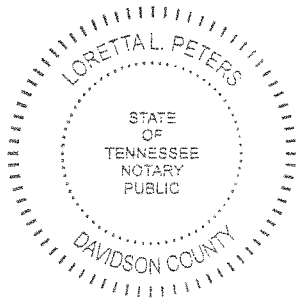
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert L. Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2026.

[Affix Notary Seal]

Loretta L. Peters
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/24/2028
Loretta L. Peters



GRANTOR:

Melissa G. Dukes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Melissa G. Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/24/2028
Loretta L. Peters

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is TEN AND 00/100 Dollars ($10.00).

Grantee:

Grantee signature: Melissa G. Dukes

Melissa G. Dukes

State of Tennessee
County of Davidson

Subscribed and sworn to under oath before me, this 22nd day of July, 2026 by Melissa G. Dukes.

Loretta L. Peters

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/24/2028
Loretta L. Peters

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the Plan of Section Two, Montgomery Place, of record in Plat Book 7900, Page 922, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20010208-0012735 on February 8, 2001.

PIN NO: 160 16 0A 023.00

STREET ADDRESS:

5729 Chadwick Lane, Brentwood, TN 37027

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Alejandra Quintero, 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 **July 22,2026** (date of document).

Alejandra Quintero
Affiant Signature

July 22,2026
Date

State of New York

County of New York

Sworn to and subscribed before me this **22** day of **July**, 2**026**.

Lia N. Capozzi
Notary's Signature

MY COMMISSION EXPIRES: **04/24/2029**

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CA8357557
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES APRIL 24, 2029