Karen Johnson Davidson County
Batch# 1453343 DEEDWARR
08/03/2026 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20260803-0071383

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $690,000.00 Affiant Subscribed and sworn to before me, this 30 day of July 2026 Notary Public My Commission Expires: 9/14/29

JULIE BOSTIAN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Anne Claire Aycock 1412 Chester Ave, A, Nashville, TN 37206	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 072 14 4N 001.00

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, **SIDNEY DUKE AND WILLIAM DUKE, JR., JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne CLAIRE AYCOCK, UNMARRIED WOMAN** ("Grantee"), Grantee's 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 Unit A, on the plan of 1412 A Chester Avenue, A Planned Unit Development (with Private Elements), as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170810-0081988, as corrected in Instrument No. 20180502-0041575, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sidney Duke and William Duke, Jr., joint tenants with right of survivorship by Deed dated September 29, 2023 from Jonathan Ameen and Margaret Ameen, husband and wife, recorded October 5, 2023, in Instrument Number 202310050078383, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1412 Chester Ave, A, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 30th day of July 2026

Sidney M Duke

SIDNEY DUKE

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 30th day of July 2026



Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29 day of July 2026

SIDNEY DUKE

WILLIAM DUKE, JR.

STATE OF Florida)
)
COUNTY OF Duval)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SIDNEY DUKE AND WILLIAM DUKE, JR.,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of July 2026

MARKEHL WEST
Notary Public - State of Florida
Commission # HH 479547
My Comm. Expires Jan 10, 2028
Bonded through National Notary Assn.

Notary Public Markehl
My Commission Expires: 1/10/2028

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on July 30, 2026

Affiant
DATE: 07/30/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 30th day of July, 2026

Notary Public

My commission expires: 09/16/2029

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY