Karen Johnson Davidson County
Batch # 1467708 DEEDQC
09/03/2026 10:22:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260903-0081683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE PARHAM FAMILY REVOCABLE LIVING TRUST	**SAME**	**15515003700**
(NAME) **8212 Spring Ridge Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Johnny Eugene Parham and Tram Nguyen Parham,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Johnny Eugene Parham and Tram Nguyen Parham, Trustees of THE PARHAM FAMILY REVOCABLE LIVING TRUST, dtd 08/31/2026,** established by **The Trust Agreement of THE PARHAM FAMILY REVOCABLE LIVING TRUST, dtd 08/31/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantors' right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land In Davidson County, Tennessee, being Lot No. 4 on the Plan of the First Revision of McCrory Heights as of record in Plat Book 9700, Page 162, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David W. Duke II and Kayce M. Duke, husband and wife, by deed dated May 30, 2018 from David W. Duke and wife, Janice S. Duke, husband and wife of record in Instrument No. 20180402-0030325, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Johnny Eugene Parham and Tram Nguyen Parham, husband and wife, from David W. Duke II and Kayce M. Duke, husband and wife, by Warranty Deed dated June 11, 2021, of record in Instrument No. 20210614-0079869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **8212 Spring Ridge Drive, Nashville, TN 37221.**

Witness our hands, this the 31ST day of August, 2026.

Johnny Eugene Parham

Tram Nguyen Parham

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 **Johnny Eugene Parham** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 31st day of August, 2026.

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public

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 **Tram Nguyen Parham** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 31st day of August, 2026.

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public