Karen Johnson Davidson County
Batch# 1123207 DEEDQC
04/16/2024 08:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240416-0026920

QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ New York
COUNTY OF DAVIDSON Clinton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027

(AFFIX SEAL)

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

WG-QCD-24-3825

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adrianne Howard	**Same as new owner**	
(NAME)	(NAME)	**05914021400**
3825 Atwell Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAQUILA BROOKS, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ADRIANNE HOWARD** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described property located in Davidson County, Tennessee, being Lot No. 223 on the Plan of Section 4 Haynes Estates of record in Plat Book 4300, Page 44, in the Register's Office for Davidson County, Tennessee.

Being said Lot. 223 fronts 75 feet on the Southerly margin of Atwell Drive and extends back between lines, 171.16 feet on the Easterly line and 151.18 feet on the Westerly line, to a dead line in the rear on which it measures 77.02 feet.

Being the same property conveyed to Dequila Brooks, a married woman from Paul Laurence Flournoy, Sr., a married man by Warranty Deed of record in Instrument Number 20200731-0084439 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3825 Atwell Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 15th day of April, 2024.

Daquila Brooks

Daquila Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAQUILA BROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Camille Woods

Notary Public
My Commission Expires: 3-20-28
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **4/15/2024** (date of document).

Affiant Signature

Date **4/15/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **15** day of **April**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027