Karen Johnson Batch # 1189922 10/04/2024 11:49:05 AM Fees: $12.00 Taxes: $0.00 20241004-0077239 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant(s) SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2024. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

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
Dorian Patrick McArdle	**SAME**	**091 07 0 045.00**
(NAME) **1124 Old Charlotte Pike**	(NAME)	
(ADDRESS) **Pegram, TN 37143**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTRIX'S QUITCLAIM DEED

Donzetta Nethery, widowed, died on November 28, 2022. **Karen Nethery-West** was named as the Executrix in the Last Will and Testament of the late **Donzetta Nethery. Karen Nethery-West** was appointed Executrix of the **Estate of Donzetta Nethery** on May 4, 2023, by order of the Probate Court for Davidson County, Tennessee, Docket No. 23P-706.

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Karen Nethery-West**, pursuant to the Last Will and Testament of **Donzetta Nethery,** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Donzetta Nethery**, quitclaims to **Dorian Patrick McArdle,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Being parts of Lots Nos. 1009, and 1011 in the Block No. 25, Plan No. 2 of West Nashville which is of record in Book No. 57, page 172, of the Register's Office for Davidson County. Said Lots front 25 feet each on the northerly side of Louisiana Avenue and extend back northerly along the easterly margin of Lot No. 1009, south 02 deg 40' 00" W 124.08 feet to an iron pin; thence S 48 deg 48' 58" E 41.85 feet to an iron pin; thence S 87 deg 05' 00" E 17.25 feet to an iron pin; thence North 02 deg 40' 00" E 150 feet to an iron pin; thence North 87 deg 05' 00" West 50.00 feet to an iron pin, the point of beginning. According to an unrecorded survey of Morrow and Associates, Inc. dated December 17, 1984.

Being the same property conveyed to O. E. McAdams and wife, Bessie McAdams, by deed from J. Siegrist and wife, Augusta Siegrist, by deed of record in Book 725, page 8, Register's Office for

Davidson County, Tennessee, the said O. E. McAdams having predeceased Bessie McAdams and Bessie McAdams having since died and devised the said real estate to Carl McAdams by deed of record in Will Book 120, page 106, County Court Clerk's Office for Davidson County, Tennessee, and being the same property conveyed to Carl McAdams by quitclaim deed from R. R. Hedgepath, Trustee, of record in Book 5208, page 331, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Horace G. Nethery, Jr. and wife, Donzetta S. Nethery, by Installment Deed from Carl McAdams and Velma McAdams, dated December 19th, 1984, of record in Book 6456, Page 628, Register's Office for Davidson County, Tennessee.

Said note referenced by Installment Deed having been satisfied.

The said Horace G. Nethery, Jr. having died on February 3, 1995, leaving behind his wife, Donzetta Nethery, owner as Tenants by the Entireties.

For purposes of this conveyance, Donzetta Nethery and Donzetta S. Nethery are one in the same person.

Unimproved ( )
This is improved (X) property, known as: **5106 Louisiana Avenue, Nashville, TN 37209.**

Witness our hands, this 3rd day of October 2024.

Karen Nethery-West, Executrix

Karen Nethery-West
Executrix of the Estate of Donzetta Nethery

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 **KAREN NETHERY-WEST, EXECUTRIX OF THE ESTATE OF DONZETTA NETHERY,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of October, **2024.**

JAD A. LAUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: 3/3/2026

Notary Public