RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1217660
12/18/2024 11:05:39 AM
Fees: $13.00 Taxes: $1,073.00

Davidson County
DEEDWARR
2 pgs

20241218-0098173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MONTGOMERY COUNTY, TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

My Commission Expires 10/4/27

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K&G Rentals LLC	K&G Rentals, LLC	
(NAME)	(NAME)	069-04-0-093.00
3719 West Hamilton Road	4401 Scenic Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Daylionte Desiree Black, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K&G Rentals LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land situated in Davidson County, and being part of Tract No. 8 on the Plan of Fairview Subdivision, of record in Book 974, Page 41, Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson, Engineers, dated January 21, 1964, as follows:

BEGINNING at a point in the southerly margin of West Hamilton Road, which point is located 918 feet west, as measured along the southerly margin of West Hamilton Road, from the intersection of the southerly margin of West Hamilton Road with the westerly margin of Clarksville Highway, which point of intersection is also the northeast corner of Lot No. 1 of Tract 8 on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, said Register's Office; thence south 4 deg. 58 min. west 230 feet to a point; thence north 52 deg. 09 min. west 115 feet to a point; thence north 4 deg. 58 min. east 230 feet to a point in the southerly margin of said West Hamilton Road; thence with the margin of the same, south 52 deg. 09 min. east 115 feet to the point of beginning.

Being the same property conveyed to Raymond A. Black and wife, Mary F. Black by Installment Deed from L. E. Smith and wife, Sadie Jones Smith of record in Book 3946, Page 179, Register's Office for Davidson County, Tennessee, dated September 27, 1965 and recorded on October 13, 1965. The said Raymond A. Black having died on or about August 14, 2000, vesting Mary F. Black as surviving tenant by the entirety.

The said Mary F. Black subsequently died intestate on or about May 7, 2003, with the Estate of Mary F. Black being administered under Docket No. 03P-967, in the Circuit Court for Davidson County, Tennessee Probate Division. An Affidavit of Heirship was filed under Instrument No. 20041210-0147024, in the Register's Office for Davidson County, Tennessee, listing Adrienne N. Black as the sole heir-at-law of Mary F. Black; however, said Affidavit of Heirship is self-serving.

The said Adrienne N. Black having died testate on or about January 27, 2020, and her Last Will & Testament was admitted for probate in Docket No. 24P212, in the Circuit Court of Davidson County, Tennessee (Probate Division). Pursuant to the terms of said Last Will & Testament, the subject property was devised to her child: Daylionte Desiree Black.

This is property more commonly known as 3719 West Hamilton Road, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 16th day of December, 2024.

Daylionte Desiree Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2024, before me personally appeared Daylionte Desiree Black, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2024.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027