WARRANTY DEED

Karen Johnson Davidson County
Batch# 1235622 DEEDWARR
02/10/2025 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20250210-0009677

File No. AP-25-8775

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew McQuality	Andrew McQuality	
(NAME)	(NAME)	
2709 Aspen Drive	17100 Linda Lane	081-06-0-095.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Chino Valley, AZ 86323	
(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/we, **Daylionte Desiree Black, as Devisee under the Last Will and Testament and Executrix of the Estate of Adrienne Nicole Black**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew McQuality, a married man,** 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:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Cumberland Gardens Subdivision of record in Plat Book 2900, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Frankie Black, married and Adrienne Nicole Black, unmarried by Warranty Deed from Mary Helen Allison, unmarried of record in Book 9786, page 136, Register's Office for Davidson County, Tennessee, dated August 31, 1995 and recorded on September 06, 1995.

Being the same property conveyed to Adrienne Nicole Black by Quitclaim Deed from Mary Frankie Black of record in Book 10335, page 45, Register's Office for Davidson County, Tennessee, dated November 22, 1996 and recorded on January 31, 1997.

The said Adrienne Nicole 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 2709 Aspen Drive, Nashville, TN 37208.

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 7th day of February, 2025.

Estate of Adrienne Nicole Black

Daylionte Desiree Black, Devisee and Executrix

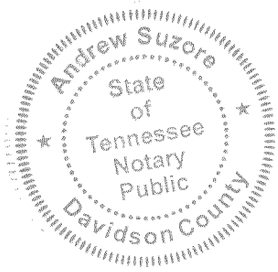
Daylionte Desiree Black, Devisee and Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Daylionte Desiree Black, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Devisee under the Last Will and Testament and Executrix of the Estate of Adrienne Nicole Black, the within named bargainor, and that she as such Devisee under the Last Will and Testament and Executrix of the Estate of Adrienne Nicole Black, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Devisee under the Last Will and Testament and Executrix of the Estate of Adrienne Nicole Black.

Witness my hand, at office, this 7th day of February, 2025.

Notary Signature
My commission expires: May 8, 2028



Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/7/25 (date of document).

Emma Howard
Affiant Signature

2/7/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7 day of February, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL