Karen Johnson Davidson County
Batch # 1331096 DEEDQC
10/07/2025 10 15.40 AM 2 pgs
Fees $12 00 Taxes $0 00
20251007-0079917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Aimee D. Bobbitt
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

Sandra E. Adams
AFFIANT

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this __ day of September, 2025.

Aimee Denise Bobbitt
NOTARY PUBLIC
My Commission expires: 7/7/27

Based upon information provided by Client

QUITCLAIM DEED

New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Ronquez Black	Same	15DZ-61660
1805 Hayden Drive		Map: 72-16
Nashville, Tennessee 37216		Parcel 50

KNOWN ALL MEN BY THESE PRESENT that, Beverly Baugh and Sandra Adams, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Ronquez Black, our right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 41 on the Plan of Burchwood Gardens, Section 2, as of record in Book 2900, Page 66, Register's Office for said County.

SAID Lot No. 41 fronts 75 feet on the easterly side of Hayden Drive and runs back 192.14 feet on the northerly line and 153 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 126.18 feet.

BEING the same property conveyed to Charles Larry Bumpus and wife, Carol Dean Bumpus, by deed from Geneva Dale Fitzgerald, being one and the same person as Geneva K. Fitzgerald, of record in Book 5003, Page 743, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Myra Ann Black by deed from Charles Larry Bumpus and wife, Carol Dean Bumpus, of record in Book 6410, Page 376, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ronquez Black by quit claim deed from Myra Ann Black of record as instrument no. 20230515-0036096, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Myra Ann Black by quitclaim deed from Ronquez Black, dated May 12, 2023, and recorded as instrument no. 20231106-0086613, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Beverly Baugh and Sandra Adams by Administrator's Deed from Beverly Baugh, Administrator of the Myra Ann Black Estate, Docket No. 24P-2469, Probate Court Davidson County, Tennessee, recorded as instrument no. 20251007-0079916, Register's Office for Davidson County, Tennessee.

This is improved property known as 1805 Hayden Drive, Nashville, Tennessee 37216.

WITNESS my hand this 19 day of September, 2025.

Beverly D. Baugh
Beverly Baugh

Sandra E. Adams
Sandra Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared Beverly Baugh, before me, a Notary Public, in and for said County and State, the within named who acknowledged that she executed the above quitclaim deed for the purposes therein contained.

Witness my hand at Nashville, Tennessee, this 19 day of September, 2025.

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Aimee Denise Bobbitt
Notary Public
My Commission Expires: 7/7/27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared Sandra Adams, before me, a Notary Public, in and for said County and State, the within named who acknowledged that she executed the above quitclaim deed for the purposes therein contained.

Witness my hand at Nashville, Tennessee, this 19 day of September, 2025.

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Aimee Denise Bobbitt
Notary Public
My Commission Expires. 7/7/27