SEND TAX NOTICE TO:
NEW OWNERS:
Dequisha M. McKnight
130 Bordeaux Court
Smyrna, Tennessee 37167

THIS INSTRUMENT PREPARED BY:
William D. Cartwright
Attorney at Law
Cartwright Law, PLLC
1535 West Northfield Blvd., Ste 3
Murfreesboro, Tennessee 37129
(615) 785-2909

SEND TAX BILLS TO:
Dequisha Marie McKnight
130 Bordeaux Court
Smyrna, Tennessee 37167

MAP-PARCEL NUMBERS:
072-07.0-355.00

Karen Johnson Davidson County
Batch # 1333367 DEEDQC
10/13/2025 10:54:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251013-0081479

EXECUTOR'S QUITCLAIM DEED

LINDA LOUISE TYLER-GOINS, died on January 19, 2024, leaving a Last Will and Testament dated November 10, 2021. The will was admitted to probate on April 10, 2025, in the Seventh Circuit Court (Probate Division) of Davidson County. The said Last Will and Testament designated, Dequisha Marie McKnight, to serve as successor Personal Representative and she was approved and appointed by the Court to serve as Personal Representative due to Harold Dean Goins' unavailability. The Personal Representative is duly qualified. All known debts of the decedent have been paid. Notice was given to the Tennessee Division of TennCare and said estate received TennCare clearance by letter dated November 25, 2024, which has been filed with the Probate Court. Decedent's Last Will and Testament, under Item 4, Devise of Real Property, states, "I give and devise to my niece, Dequisha Marie McKnight, all right, title, and interest which I may own at the time of my death in and to the real property commonly known as 1317 Love Joy Court, Nashville, Tennessee 37216". Furthermore, said Will under Item 8, Section 8.3, gives the Personal Representative the full power to convey any real property of the estate subject to the Will's directives. Therefore, pursuant to the

provisions of the Last Will and Testament of Linda Louise Tyler-Goins, **Dequisha Marie McKnight**, as Executrix/Personal Representative, quitclaims to Dequisha Marie McKnight, married, all of Decedent's right, title, and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Ellis Estates, Section Two, of record in Book 6900, page 467, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Linda Tyler, unmarried, by Warranty Deed from William W. Cayce and wife, Beatrice Cayce, of record in Book 7523, Page 11 and of Legal Reference 00007523-0000011 of the Register's Office for Davidson County, Tennessee.

This is improved property known as:
1317 Love Joy Court Nashville, Davidson County, Tennessee 37206.

This conveyance is made subject to: (1) all applicable zoning ordinances (2) utility, sewer drainage and other easement of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This transfer is by Quitclaim and Grantor makes no representations or warranties of title.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed or record. No new survey performed.

WITNESS our hands this the 8th day of October, 2025.

Estate of LINDA LOUISE TYLER-GOINS

By: Dequisha McKnight
DEQUISHA MARIE MCKNIGHT
Personal Representative/Executrix

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this the 8th day of October, 2025, before me personally appeared DEQUISHA MARIE MCKNIGHT, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

Notary Public My Commission Expires: 8/15/2026

NICOLE CARTWRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

This Deed is distribution of property to beneficiaries pursuant to T.C.A. 67-4-409(a)(1)(C)(iv), and no valuation oath is needed.

DEQUISHA MARIE MCKNIGHT

Subscribed and sworn to before me on the 8th day of October, 2025.

Notary Public My Commission Expires: 8/15/2026

NICOLE CARTWRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD