WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

B-RB-26-1336

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1442602
07/06/2026 02:21:45 PM
Fees: $13.00 Taxes: $915.75

Davidson County
DEEDWARR
2 pgs

20260706-0060659

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Brian McCarthy and Jane McCarthy	**New Owner**	
(NAME)	(NAME)	**108 12 0A 040.00**
1336 Quail Valley Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEREK ADAMS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN MCCARTHY AND WIFE, JANE MCCARTHY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 40, Lot No. 33, in a Horizontal Property Regime, as shown on the CONDOMINIUM SITE PLAN, PHASE SEVEN, LOTS 29-52 & 80, SECTION FOUR, QUAIL VALLEY, of record in Plat Book 5200, Page 522 and 523, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Derek Adams, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20231030-0084771, in the Register's Office of Davidson County, Tennessee, dated October 27, 2023, and recorded on October 30, 2023.

This conveyance is subject to:
• Taxes and assessments for the year 2026 and subsequent years.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM SITE PLAN, PHASE SEVEN, LOTS 29-52 & 80, SECTION FOUR, QUAIL VALLEY, as recorded in Plat Book 5200, Page 522 and 523.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Quail Valley Phase I Condominium of record in Book 5851, Page 779; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Quail Valley Condominiums, Phase III and Amendment to Phase I & II of record in Book 5884, Page 534 as amended in Book 6081, Page 130; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Quail Valley Phase VII Condominium of record in Book 6058, Page 828; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
• Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 4800, Page 254.
• Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5753, Page 562and re-recorded in Book 6003, Page 212.
• Charter for Quail Valley Homeowner's Association, Inc., recorded as Book 6371, Page 105 as amended in Book 7872, Page 35.
• Common Open Space Deed recorded as Book 5854, Page 939; Book 5869, Page 110; Book 5937, Page 475; Book 5937, Page 477; Book 6002, Page 537; Book 6002, Page 539; Book 6002, Page 547and Book

6181, Page 154.
• Resolution of Quail Valley Homeowner's Association, Inc., recorded as Book 7716, Page 824 and Book 11401, Page 410.
• Deed of Conveyance recorded as Book 6314, Page 61 and Book 6314, Page 66.
• Notice of Violation of Master Deed and Non-Acceptance recorded as Book 6903, Page 123 as corrected in Book 9082, Page 873.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1336 Quail Valley Rd, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 02 DAY OF JULY, 2026.

Derek Adams

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 7/2/26.

Affiant Signature July 6, 2026

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 6th day of July, 2026.