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IDENTIF. + REFERENCE

01 JUN 21 AM 10:47

FELIX Z. DAVIDSON COUNTY, TN. REGISTER

This Instrument Prepared From Information and Documents Provided By The Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

BOOK 9384 PAGE 279

FROM: VANESSA PARKER-ADAIR

TO: JOHN T. GWIN, TRUSTEE

B417 06/21 0101 03CHECK 12.00

and

FROM: JOHN T. GWIN, TRUSTEE

TO: VANESSA PARKER-ADAIR and ELSIE J. PARKER

ADDRESS NEW OWNER:
Vanessa Parker-Adair, et al
4428 Baton Rouge Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
To Mortgagee

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map
Group
Parcel

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the love and affection which I, the undersigned Vanessa Parker-Adair, have for Elsie J. Parker, my Mother, the hereinafter named Grantee; and for other good and valuable considerations, the receipt of which is hereby acknowledged;

And I, the undersigned Vanessa Parker-Adair, acknowledging the provisions of Tennessee Code Annotated Section 66-1-107 to the extent that the same abolishes joint tenancy except in those cases where a contrary intention is expressed;

And I, the undersigned Vanessa Parker-Adair, herewith specifically stating an intention to create a joint tenancy with rights of survivorship;

And for the express purpose of making a reconveyance to create a joint tenancy in and between the said Vanessa Parker-Adair and Elsie J. Parker, with rights of survivorship between

themselves, the survivor to take the whole upon the death of the first; thus I, **VANESSA PARKER-ADAIR**, have bargained and sold and by these presents do quitclaim and convey unto **JOHN T. GWIN, TRUSTEE**, his successors and assigns, all of my right, title and interest in and to 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. 181 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Book 4175, page 12, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.**
>
> **Being the same property conveyed to John T. Adair and wife, Vanessa Parker-Adair by deed dated June 14, 1988, from Creshia Maylene Arnold Jones and husband, Ronald E. Jones, as of record in Book 7573, page 618, Register's Office for Davidson County, Tennessee. This is also the same property conveyed to Vanessa Parker-Adair by quitclaim deed from the said John T. Adair, of record in Book 9384, page 277, said Register's Office.**

This is improved property known as 4428 Baton Rouge Drive, Hermitage, Tennessee 37076.

And now I, the said **JOHN T. GWIN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **VANESSA PARKER-ADAIR and ELSIE J. PARKER**, as joint tenants with rights of survivorship between themselves, the survivor to take the whole upon the death of the first, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects if any and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 15 day of June, 1994.

Vanessa Parker-Adair
VANESSA PARKER-ADAIR

John T. Gwin Trustee
JOHN T. GWIN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **VANESSA PARKER-ADAIR**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 15th day of June, 1994.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 2-3-1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **JOHN T. GWIN, TRUSTEE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 15th day of June, 1994.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 2-3-1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE .

Elsie J. Parker
AFFIANT

Subscribed and sworn to before me
this 15th day of June, 1994.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 2-3-1997