BILL GARRETT, Davidson County
Trans:T20150087661 DEEDQC
Recvd: 10/14/15 14:27 2 pgs
Fees:12.00 Taxes:0.00
20151014-0104631

THIS INSTRUMENT WAS PREPARED BY:

LOCKERT, HAMLIN & HAMLIN PLLC
ATTORNEYS

Eric K. Lockert
Lockert, Hamlin & Hamlin PLLC
A Professional Limited Liability Company
105 Sycamore Street
Ashland City, Tennessee 37015
O: (615) 792-4333
O: (615) 792-4252
F: (615) 792-4867
E: Eric@LHH-Law.com

ADDRESS NEW OWNER(S):

TROY JOSEPH ADAMS &
FRED RANDALL ADAMS II
524 BENZING ROAD
ANTIOCH, TENNESSEE 37013

SEND TAX STATEMENTS TO:
SAME **PARCEL ID: 16300015600**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **TONY RAY ADAMS, Administrator** of the **Estate of Buford Ray Adams,** deceased, and **TONY RAY ADAMS**, individually, for and in consideration of the sum of Ten Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and to settle the **Estate of Buford Ray Adams,** having been duly admitted to probate in **Cheatham County** under probate case number: **P-2477**, do hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH, AND QUITCLAIM** unto the **TROY JOSEPH ADAMS and FRED RANDALL ADAMS II,** hereinafter called the Grantee(s), as tenants in common all the Grantor's individual rights and the estate's right, title and interest to any percentage share or ownership in and to the following described real estate situated in the below described **2nd** civil district of **Davidson County**, State of Tennessee, respectfully, described as follows, to-wit:

Beginning at a point in the center line of Mt. View Road which is 36 poles west of the southwest corner of a tract conveyed to J. H. Ply by deed from F. A. Love and wife, of record in Book 1758, Page 103, Register's Office for said county, said point being mentioned in the deed of Hubert J. Smith and wife, to Sam W. Carter and wife; as recorded in Book 2884, Page.538; thence running North 30° West 12 poles, more or less; thence running North 31° West 23 poles and 16 links, more or less, to a planted rock near Antioch Baptist Church; thence running South 86° East for approximately 110 yards more or less to an iron pin. This iron pin is in the line which is recited in the deed of Hubert J. Smith and wife, to Sam W. Carter and wife, as of record in Book 2884, Page 538, which said line is the back line of the property mentioned in the foregoing deed. Thence said line of the property herein conveyed runs in a southerly direction along an old fence line that connects with the east side of two old barns for 123 yards more or less to the point of beginning.

BEING the same property as conveyed by Warranty Deed from Joe Boyd Hood and wife, Ann Hood, to Buford Ray Adams as of record in Deed Book: 4117, Pages: 752-755 Register's Office for Davidson County, Tennessee on or about April 5, 1967. Buford Ray Adams having passed away on July 31, 2014 leaving his wife, Elsie Mae Adams as one of his heirs at law. Being the same property interest as conveyed by Quitclaim Deed from Elsie Mae Adams to Tony Ray Adams as of record under instrument number: 20141223-0117579 Register's Office for Davidson County, Tennessee on or about December 23, 2014. Elsie Mae Adams having passed away on September 25, 2015.

THIS DEED is prepared from information of prior deeds furnished by the Grantor(s) without the benefit of survey; additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property, known as: 5033 MOUNTAIN VIEW ROAD, ANTIOCH, TENNESSEE 37013

The hereinabove described property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of October 2015.

Tony Ray Adams

TONY RAY ADAMS, GRANTOR/ADMINISTRATOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

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

Witness my hand and official seal at Ashland City, Tennessee, this the 10th day of October 2015.

Terri Locker

Notary Public TERRI LYNN LOCKERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY **My Commission Expires:** 06/30/2018

STATE OF TENNESSEE)
COUNTY OF Cheatham **)**

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00).

Troy Adams

TROY JOSEPH ADAMS, AFFIANT

Fred Randall Adams II

FRED RANDALL ADAMS II, AFFIANT

Sworn to and subscribed before me, this 10th day of October 2015.

Witness my hand and official seal at Ashland City, Tennessee, this the 10th day of October 2015.

Terri Locker

Notary Public TERRI LYNN LOCKERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY **My Commission Expires:** 06/30/2018