BILL GARRETT, Davidson County
Trans:T20160075178 DEEDQC
Recvd: 08/29/16 12:17 3 pgs
Fees:17.00 Taxes:0.00
20160829-0090136

This instrument prepared by:
Leila H. Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Molly Adams, et al	Molly Adams, et al	Map/Parcel:
7252 Highway 70 South 105	7252 Highway 70 South 105	142070F09400
Nashville, Tennessee 37221	Nashville, Tennessee 37221	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Molly Adams, a single woman** by these presents do hereby quitclaim and convey unto the said **Molly Adams, a single person and Pat Flynt Adams, a single person, and Jennifer Adams Warren, an unmarried person, all as joint tenants with right of survivorship and not as tenants in common,** Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer title.

EXEMPT: Transfer between parent and child and transfer between siblings.

This is unimproved ( ) property known as 7252 Highway 70 South 105, Nashville, Tennessee 37221

Improved ( )

Whenever 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 our hand this 29th day of August, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Molly Adams

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Michael L Bates, a Notary Public in and for said County and State, **Molly Adams** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 29th day of August, A.D., 2016.

NOTARY STAMP/SEAL

MICHAEL L. BATES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Michael L Bates
NOTARY PUBLIC
Notary Commission Expires: 5/8/18.

AFFIDAVIT OF VALUE

STATE OF _____)
COUNTY OF _____)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the _____ day of _____, 20____.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, **Affiant**
Subscribed and sworn before me this the
29 **Day of** Aug., **20**16.
Aisha Bass, **Deputy Register**

EXHIBIT "A"
LEGAL DESCRIPTION

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 94, UNIT NO. 105, OF BELLEVUE COMMONS TOWNHOMES. REATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS ESTABLISHED BY A MASTER DEED RECORDED AS INSTRUMENT NO. 200007200071772. RERECORDED AS INSTRUMENT NO. 200008280084760. IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY. TENNESSEE. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT. REFERENCE IS HEREBY MADE TO THE SITE PLAN OF BELLEVUE COMMONS. AS SET FORTH IN SAID MASTER DEED FOR A MORE COMPLETE INDENTIFICATION AND LOCATED OF SAID UNIT.

Being the same property conveyed to Molly Adams, single by Deed from Pulte Homes of record as Document No. 20010328-0029665, said Register's Office.