Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John C. Adair **716 Desmond Drive** **Nashville, TN 37211**	**Map/Parcel** **117-12/118**	**John C. Adair** **716 Desmond Drive** **Nashville, TN 37211**
This instrument prepared by: Emerge Law PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **JOHN C. ADAIR, AS TRUSTEE OF THE AMENDED AND RESTATED JUNE PAULK ADAIR BIRDSONG REVOCABLE LIVING TRUST** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **JOHN C. ADAIR** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1482 Clairmont Place, Nashville, Tennessee 37215**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 20th day of April, 2017.

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

BILL GARRETT, Davidson County
Trans: T20170034575 DEEDQC
Recvd: 04/25/17 09:12 3 pgs
Fees: 17.00 Taxes: 0.00
20170425-0040255

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property including, but not limited to, those set forth in Exhibit A.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Emerge Law, PLC perform a title examination; and that neither Brian S. Shelton nor Emerge Law, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 20 day of April, 2017.

JOHN C. ADAIR, TRUSTEE OF THE AMENDED AND RESTATED JUNE PAULK ADAIR BIRDSONG REVOCABLE LIVING TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN C. ADAIR, TRUSTEE OF AMENDED AND RESTATED THE JUNE PAULK ADAIR BIRDSONG REVOCABLE LIVING TRUST**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 20 day of April, 2017.

Notary Public

My Commission Expires: 10/31/17

BRIAN S. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT 31 2017

EXHIBIT A

(Legal Description of the Property)

Being Lot No. 21 of Block "A" on the Map of Galecrest No. 2, as record in Book 843, page 30, Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts 75 feet on the northerly side of Clairmont Place, and runs back between lines 195.5 feet on the westerly line and 174.5 feet on the easterly line to a dead line on which it measures 75 feet.

Being the same property conveyed to June Paulk Greene, Trustee of the June Paulk Greene Revocable Living Trust Agreement dated August 11, 1993, by Warranty Deed of record in Book 9118, page 256, Register's Office of Davidson County, Tennessee, The June Paulk Greene Revocable Living Trust having since becoming amended and restated and known as the Amended and Restated June Paulk Adair Birdsong Revocable Living Trust dated October 19, 2001, as set forth in that certain Affidavit of Ownership of record as instrument number 20011023-0115869, Register's Office for Davidson County, Tennessee. June Paulk Adair Birdsong having since died and leaving John C. Adair as the trustee of the Amended and Restated June Paulk Adair Birdsong Revocable Living Trust dated October 19, 2001.