Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John C. Adair **716 Desmond Drive** **Nashville, TN 37211**	**Map/Parcel** **104-8/322**	**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 THEAMENDED 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 **1613 16th Avenue South, Nashville, Tennessee 37212.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

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

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
20170425-0040257

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 parts of Lots Nos. 54 and 59 on the Map of O. B. Hayes' Plan of Large Lots, as of record in Book 21, Page 87, Register's Office of Davidson County, Tennessee, described together as follows:

Beginning on the Westerly margin of 16th Avenue, South, formerly Belmont Avenue, at a point 15 feet North of the dividing line between Lots Nos. 54 and 59; thence with the Westerly margin of said avenue Southwardly 60 feet; thence Westwardly and at right angles 152 ½ feet, more or less, to the Easterly margin of an alley; thence with the Easterly margin of said alley Northwardly 60 feet; thence Eastwardly 152 ½ feet, more or less, to the point of beginning.

Being the same property conveyed to June Paulk Greene, Trustee of the June Paulk Greene Revocable Living Trust Agreement dated August 11, 1993, by Quitclaim Deed of record in Book 9118, page 254, 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.