Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John C. Adair **716 Desmond Drive** **Nashville, TN 37211**	**Map/Parcel** **117-04/193**	**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 **2129 Ashwood Avenue, Nashville, Tennessee 37212.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

JENNIFER DISMUKES BERKOWITZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

Notary Public
My Commission Expires: 11/6/20

MY COMMISSION EXPIRES:
JANUARY 6, 2020

BILL GARRETT, Davidson County
Trans:T20170034575 DEEDQC
Recvd: 04/25/17 09:13 3 pgs
Fees:17.00 Taxes:0.00
20170425-0040259

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 the westerly 74 feet of Lot No. 61, on the Map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 61 fronts 74 feet on the southerly side of West Ashwood, formerly "A" Avenue and extends back 155 feet to a dead line, measuring 70 feet thereon.

Being the same property conveyed to June Paulk Adair Birdsong, Trustee of the Amended and Restated June Paulk Adair Birdsong Revocable Living Trust Agreement dated October 19, 2001, by Quitclaim Deed of record as instrument number 20011023-0115870, Register's Office of 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.