QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170036806 DEEDQC
Recvd: 05/02/17 09:29 2 pgs
Fees:12.00 Taxes:0.00
20170502-0042909

Y-BT-17-00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Stephanie Dame
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Adair and Pamela Adair	**Same as New Owner**	
(NAME)	(NAME)	
315 Dorr Drive		**Part of 012-00-0-085.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TREY WILSON AND HANNAH WILSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT ADAIR AND WIFE, PAMELA ADAIR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson county, state of Tennessee, described as follows to wit:

Land in the 10th Civil District of Davidson County, Tennessee, and being described according to a Survey by J. Bruce Rainey, Surveyor #823, Dated April 24, 2007, and known as Job No. 070069 as follows:

BEGINNING at an iron pin found on the northerly margin of Baker Road, said point of beginning being Southwest corner of this tract and also being 305.66 East of Southeast corner of the Teen Challenge Intenational Nashville (DOC 20006063000078443 and DB 4322, Page 575, Said RODC, TN); Thence with the Teen Challenge Line N 15 degrees 37 feet 53 inches East 527.97 feet to an existing iron pin; thence N 13 degrees 46 feet 34 inches E 258.49 feet to an existing iron pin; thence N 04 degrees 45 feet 26 inches E 440.57 to an iron pin set in the line of CSX Railroad; thence with CSX S 60 degrees 28 feet 47 inches E 259.97 to an iron pin set; thence leaving the railroad S 15 degrees 05 feet 00 inches W 1167.10 feet to an iron pin set on the margin of Baker Road; thence with the margin of Baker Road (25 feet from centerline) N 70 degrees 51 feet 34 inches W 172.36 feet to the point o beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Robert Adair and wife, Pamela Adair, by Warranty Deed from J. Kenneth Williams and Juanita Williams, husband and wife, of record in Instrument No. 20160517-0048923, Register's Office for Davidson County, Tennessee, dated May 11th, 2016, and recorded May 17, 2016.

Also being a portion of the same property conveyed to Trey Wilson and Hannah Showmaker, husband and wife by Warranty deed from J. Kenneth Williams and Juanita Williams of record in Instrument No. 20160705-0068527 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016.

The said Hannah Showmaker having since married and now being known as Hannah Wilson.

NOTE: THIS INSTRUMENT IS BEING RECORDED FOR THE PURPOSES OF CORRECTING THE DEED OF RECORD AT INSTRUMENT NUMBER 20160705-0068527, SAID REGISTER'S OFFICE, TO CORRECT AND CONVEY ANY INTEREST THAT WAS ERRONEOUSLY CONVEYED TO THE GRANTORS NAMED HEREIN.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **0 Baker Road, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 20 day of April, 2017.

Trey Wilson

Hannah Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREY WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Robert Adair and Pamela Adair
315 Dorr Drive
Goodlettsville, TN 37072