This instrument prepared by:
Eric W. Adams
2428 Grover St.
Nashville, TN 37207

Owner/Responsible Taxpayer
Eric W. Adams and Lydia M. Adams
2428 Grover St.
Nashville, TN 37207

Tax Map Parcel No.: 059-16-0-269.00

Bill Garrett Davidson County
Batch# 96244 DEEDQC
05/24/2018 09:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180524-0049750

M.I.S. FILE NO
1633263

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 14th day of ~~April~~ May 15, 2018, by and between Eric W. Adams, a married man, who acquired title as an unmarried man, joined by his wife Lydia M. Adams, whose address is 2428 Grover St., Nashville, TN 37207, ("Grantor"), and Eric W. Adams and Lydia M. Adams, husband and wife, joint tenants with right of survivorship, whose address is 2428 Grover St., Nashville, TN 37207, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed recorded October 22, 2004 from Janet M. Hosale of record in Instrument No. 20041022-0127214 of the Register's Office of Davidson County, Tennessee. And subsequently re-recorded on December 2, 2004 in Instrument No. 2004-1202-0143517 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 2428 Grover St., Nashville, TN 37207

WITNESS the hand and seal of the party of the first part the day and year first above written.

Eric W. Adams

Eric W. Adams

Lydia M. Adams

Lydia M. Adams

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, ~~Eric W. Adams and Lydia M. Adams~~ Leigh S. Smith (JS), a Notary Public in and for said County and State, Eric W. Adams and Lydia M. 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 they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th (JS) day of ~~April~~ May, 2018.

NOTARY STAMP/SEAL

Leigh S. Smith

NOTARY PUBLIC Leigh S. Smith

Notary Commission Expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Eric W. Adams
Eric W. Adams

Lydia M. Adams
Lydia M. Adams

Witness my hand, at office, this 14th (25) day of ~~April~~ May, 2018.

NOTARY STAMP/SEAL

Leigh S. Smith
NOTARY PUBLIC Leigh S. Smith

Notary Commission Expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001633263

LEGAL DESCRIPTION

EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE 39.93 FEET SOUTHEASTERLY FROM THE SOUTHEAST INTERSECTION OF FRANCIS STREET, AND GROVER STREET BEING LOT 46, J.B. HAYNIE'S CLEVELAND PLAN OF LOTS RECORDED IN BOOK 161, PAGE 35, R.O.D.C., TN. DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED MAY 14, 2004 BY CAMPBELL, MCRAE AND ASSOCIATES, SURVEYING, INC., (JOHN HOOD, TN. R.L.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE SOUTHERLY MARGIN OF GROVER STREET (50' R.O.W.), SAID ROD BEING THE MOST NORTHERLY COMMON FRONT CORNER OF LOTS 45 AND 46 OF J.B. HAYNIE'S CLEVELAND PLAN OF LOTS OF RECORD IN BOOK 161, PAGE 35, R.O.D.C., TN, AND BEING LOCATED E 45°00'00" E 39.93 FEET FROM THE SOUTHEAST R.O.W. INTERSECTION OF SAID GROVER STREET AND FRANCIS STREET, THENCE WITH SAID SOUTHERLY MARGIN S 45°00'00" E 39.93 FEET TO AN IRON ROD (NEW) AT THE MOST NORTHERLY COMMON FRONT CORNER OF SAID LOT 46 AND OF LOT 47 OF SAID J.B. HAYNIE'S CLEVELAND PLAN OF LOTS; THENCE WITH THE LINE BETWEEN SAID LOT 46 AND 47 S 44°05'46" W 124.90 FEET TO AN IRON ROD (NEW) IN THE MARGIN OF AN ALLEY (10' R.O.W.); THENCE WITH THE MARGIN OF SAID ALLEY N 44Ğ58'53" W 39.68 FEET TO AN IRON PIN (NEW); THENCE WITH THE LINE BETWEEN SAID LOTS 45 AND 46 N 43°59'06" E 124.89 FEET TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO ERIC W. ADAMS, UNMARRIED FROM JANET M. HOSALE, MARRIED RECORDED ON OCTOBER 22, 2004 IN INSTRUMENT NUMBER 20041022-0127214, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE; WHICH WAS SUBSEQUENTLY RE-RECORDED ON DECEMBER 2, 2004 IN INSTRUMENT NUMBER 20041202-0143517, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 059-16-0-269.00

COMMONLY KNOWN AS 2428 GROVER ST, NASHVILLE, TN 37207
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

I, Angelia Webb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Pia Behm, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: _____
Notary Seal

NOTARIAL SEAL
STATE OF OHIO

PIA BEHM
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 26, 2022