Prepared By:
Ms. Rachael Cockrell
344 Half Acre Rd
Smithville, Tennessee 37166

After Recording Return To:
Mr. NOEL ALLEN and SUZANA ALLEN
2424 Ravine Dr
Nashville, Tennessee 37217

Bill Garrett Davidson County
Batch# 134858 DEEDQC
08/29/2018 10:07:07 AM 4 pgs
Fees: $23.00 Taxes: $74.00
20180829-0085599

TAX PARCEL ID #: 16300015600

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Fred Randall Adams II and Troy Joseph Adams, *("Grantor")*, a divorced male **whose address is** 344 Half Acre Rd, Smithville, Tennessee 37166, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. NOEL ALLEN and SUZANA ALLEN *("Grantee")*, **whose address is** 2424 Ravine Dr, Nashville, Tennessee 37217, all right, title, interest and claim to the following real estate property located at 5033 Mount View Rd in the City/Township of Antioch, located in the County of Davidson and State of Tennessee and ZIP code of 37013, to-wit:

Property having Lot No. Lot 1. Buford Adams sub, with the Section No. Book 2884 Page 538, and property beginning at Beginning at a point in the center line of Mt. View Road which is 36 poles west of the southwest corner of a tract conveyed to J.H. Ply by deed from F.A. Love and wife, as recorded in Book 1758, Page 103, Register's Office for said county, said point being mentioned in the deed of Hubert J. Smith and wife, to Sam W. Carter and wife; as recorded in Book 2884, Page.538; thence running North 30° West 12 pole, more or less; thence running North 31° West 23 poles and 16 links, more or less, to a planted rock near Antioch Baptist Church; thence running South 86° East for approximately 110 yards more or less to a iron pin. This iron pin is in the line which is recited in the deed of Hubert S. Smith and wife, to Sam W. Carter and wife, as of record in Book 2884, Page 538, which said line of the property herein conveyed runs in a southerly direction along an old fence line that connects with the east side of two old barns for 123 yards more or less to the point of beginning.

BEING the same property as conveyed by Warranty Deed from Joe Boyd Hood and wife, Ann Hood, to Buford Ray Adams as of record in Deed Book: 4117, Pages: 752-755 Register's Office for Davidson County, Tennessee on or about April 5, 1967. Buford Ray Adams having passed away on July 31, 2014 leaving his wife, Elsie Mae Adams as one of his heirs at law. Being the same property interest as conveyed by Quitclaim Deed from Elsie Mae Adams to Tony Ray Adams as of record under instrument number: 20141223-0117579 Register's Office for Davidson County, Tennessee on or about December 23, 2014. Elsie Mae Adams having passed away on September 25, 2015.

Current Source of title #20151014-0104631

THIS DEED is prepared from information of prior deeds furnished by the Grantor (s) without the benefit of survey; additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property, known as: 5033 MOUNTAIN VIEW ROAD, ANTIOCH, TENNESSEE 37013.

FOR A VALUABLE CONSIDERATION, in the amount of $20,000.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 08/28/2018.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof. N.A

(Grantor's Signature)

Mr. Fred Randall Adams II and Troy Joseph Adams
(Grantor's Printed Name)

(Grantee's Signature)

Mr. NOEL ALLEN and SUZANA ALLEN
(Grantee's Printed Name)

Signed in our presence:

(Witness #1 Signature)

(Witness #2 Signature)

Notary Public Amoasi Micah
(FIRST WITNESS NAME TYPED)

Notary Public
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Grantor's Address:

Mr. NOEL ALLEN And SUZANA ALLEN

2424 Ravine Dr
Nashville, Tennessee 37217

Mail Subsequent Tax Bills To:

NOEL ALLEN And SUZANA ALLEN
2424 Ravine Dr
Nashville, Tennessee 37217

Mr. Fred Randall Adams II And Troy Joseph Adams
344 Half Acre Rd
Smithville, Tennessee 37166

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 20,000
_____, **Affiant**
Subscribed and sworn before me this the
29 **Day of** August, 2018.
Brandi Wells, **Deputy Register**

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 28 August 2018 by Mr. Fred Randall Adams II and Troy Joseph Adams, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Amoasi Micah
(Signature of Notary)

Amoasi Micah
(Printed Notary Name) Davidson, Tennessee

My Commission expires: 9/7/2021

