Prepared By:
Kara Adams

After Recording Return To:
1649 Robindale Drive
Hermitage, Tennessee 37076

Karen Y Johnson Davidson County
Batch# 162166 DEEDQC
11/19/2018 09:48:10 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20181119-0113479

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
19 **Day of** November, **20**18.
Brandi Wells, **Deputy Register**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 19, 2018 THE GRANTOR(S),

- Jason G Adams and Kara Adams, a formerly married couple who were divorced on April 17, 2018,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Kara Adams, a single person, residing at 1649 Robindale Drive, Hermitage, Davidson County, Tennessee 37076

the following described real estate, situated in Hermitage, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Division of property in divorce

Tax Parcel Number: 098060A23200CO

Mail Tax Statements To:
Kara Adams
1649 Robindale Drive
Hermitage, Tennessee 37076

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 11/16/2018

Jason G Adams
511 Cheyenne St
Leavenworth, Kansas
66048

DATED: 11/9/2018

Kara Adams
1649 Robindale Drive
Hermitage, Tennessee
37076

STATE OF KANSAS, COUNTY OF Leavenworth, ss:

This instrument was acknowledged before me on this 16 day of November, 2018 by Jason G Adams.

THE JUDGE ADVOCATE GENERAL'S CORPS NOTARY PUBLIC AUTHORIZED BY 10 USC 1044a

Notary Public

Title 10 USC.
Title (and Rank)

My commission expires Indef 10 USC.

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 9th day of November, 2018, before me personally appeared Kara Adams, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

BRANDON L. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2020

Notary Public
Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires 5/5/2020

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

This instrument was prepared by
OVERLAND TITLE COMPANY, LLC
106 Mission Court
Franklin, TN 37067
2008090013

Davidson County DEEDMARR
Recvd: 10/01/08 11:31 2 pgs
Fees:13.00 Taxes:897.21
[redacted]
20081001-0099614

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transaction is $ 242,490.00.

Affiant

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

Sworn to and subscribed before me this 30th day of September, 2008.

Notary Public

My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Jason Gerard Adams	Realty Mortgage Corporation	98-6-A-232.00
1649 Robindale Drive	7000 Executive Center Dr., Ste 200	
Hermitage, TN 37076	Brentwood, TN 37027	

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Newmark Homes, L.P., a Texas Limited Partnership, Debtor in Possession**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason Gerard Adams and wife, Kara Jay Adams,** their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot No. 209 on the Final Plat of Phase Two, Section "C", Bridgewater, of record in Instrument No. 20070614-0071360, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. The description is the same as the previous Deed of record.

Being part of the same property conveyed to Newmark Homes, LP by Warranty Deed from Bridgewater Hermitage, LLC, of record in Instrument No. 20080311-0024344, Register's Office for Davidson County, Tennessee.

This conveyance is authorized pursuant to Final Order (A) Authorizing the Debtors to Sell Homes Free and Clear of Liens, Claims, Encumbrances and Other Interests and (B) Establishing Procedures for the Resolution and Payment of Lien Claims bearing Case No. 08-10928-BKC-JKO United States Bankruptcy Court, Southern District of Florida recorded in Instrument No. 20080204-0011731, in Instrument No. 20080229-0020142, and in Instrument No. 20080801-0078660, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to zoning, building restrictions, setback requirements and general utility, s[redacted]nts of record; subdivision declarations, reservations, conditions, covenants, assessments, restrictions, rights-of-way, and easements of record; facts that an accurate survey or inspection would disclose, Declaration of Covenants and Bylaws of record in Instrument 20051024-0128043, Supplemented in Instrument 20051122-0141076, Register's Office for Davidson County, Tennessee, and other matters of public record. Current year taxes are to be paid by Grantee

All matters on the plan of record in Instrument No. 20070614-0071360, Register's Office for Davidson County, Tennessee.

This is improved property known as **1649 Robindale Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS our hands this 30th day of September, 2008.

Newmark Homes, L.P., Debtor in Possession

By:

Elaine Rogers
Elaine Rogers, V.P.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Belinda J. Cottrell of the state and county mentioned, personally appeared Elaine Rogers, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Division Vice President of TOUSA Homes, Inc., General Partner of Newmark Homes, L.P., a Texas Limited Partnership, Debtor in Possession, the within named bargainor, and as such Division Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Division Vice President of TOUSA Homes, Inc., General Partner of Newmark Homes, L.P., Debtor in Possession.

Witness my hand, at office, this 30th day of September, 2008.

Belinda J Cottrell
Notary Public

My Commission Expires:

BELINDA J. COTTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 20, 2012