Karen Johnson Davidson County
Batch# 188309 DEEDQC
01/25/2019 11:06:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190125-0007440

04733875

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Dennis K. Adcock and Sherry A. Adcock
2124 Elm Hill Pike
Nashville, TN 37210

SEND TAX BILLS TO:
Dennis K. Adcock and Sherry A. Adcock
2124 Elm Hill Pike
Nashville, TN 37210

NEW OWNER'S MAILING ADDRESS:
Dennis K. Adcock and Sherry A. Adcock
2124 Elm Hill Pike
Nashville, TN 37210

MAP-PARCEL NUMBER(S): 09514009700

QUITCLAIM DEED

THIS INDENTURE, made this 15 day of October, by and between Dennis K. Adcock and Sherry A. Adcock, husband and wife, a 50% undivided interest, and Angela D. Brown, unmarried woman, a 50% undivided interest, as tenants in common, hereinafter referred to as "Grantor", and Dennis K. Adcock and Sherry A. Adcock, husband and wife, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 10 AS SHOWN ON THE MAP ENTITLED ELM HILL ACRES, SECTION 1, OF RECORD IN PLAT BOOK 2331, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Property Address: 2124 Elm Hill Pike, Nashville, TN 37210

Being the same property conveyed to Grantor by deed dated April 04, 2014 which deed was recorded at Instrument/Case No. 20140410-0030093 in the Land Records for Davidson County on April 10, 2014.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(4): "Deed is a quitclaim deed with no consideration given so no transfer tax results because transfer tax on a quitclaim deed is calculated based only on the actual consideration given."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS: the signature of the Grantor the day and year first above written.

Dennis K. Adcock, Grantor

Sherry A. Adcock, Grantor

STATE OF TN

COUNTY OF Sumner

On this 24 day of Oct, 2018, before me personally appeared Dennis K. Adcock and Sherry A. Adcock, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Public (Signature of Notary Public)

(OFFICIAL SEAL)

Rodriguez Turner
(Printed Name of Notary Public)

My Commission Expires: 5/26/2020

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: DL

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WITNESS: the signature of the Grantor the day and year first above written.

Angela D. Brown

Angela D. Brown, Grantor

STATE OF Tn

COUNTY OF Davidson

On this 15 day of October, 2018, before me personally appeared Angela D. Brown, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

(OFFICIAL SEAL) CAROL WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Carol Woods

Notary Public (Signature of Notary Public)

Carol Woods

(Printed Name of Notary Public)

My Commission Expires: 5/2/22

☑ Personally Known OR

☐ Produced Identification [Type of Identification Produced]: _____

AFFIDAVIT OF VALUE

STATE OF TN

COUNTY OF Sumner

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Dennis K. Adcock, Affiant

Sherry A. Adcock, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 24 day of Oct, 2018, Dennis K. Adcock and Sherry A. Adcock.

Notary Public (Signature of Notary Public)

(OFFICIAL SEAL)

Rodriguez Turner
(Printed Name of Notary Public)

My Commission Expires: 5/20/2020

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TNDL

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WITNESS the signature of the Affiant.

Angela D. Brown

Angela D. Brown, Affiant

STATE OF TN

COUNTY OF Davidson

Sworn to (or affirmed), subscribed and acknowledged before me this 15 day of October, 2018, Angela D. Brown.

(OFFICIAL SEAL)

CAROL WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Carol Woods

Notary Public (Signature of Notary Public)

Carol Woods

(Printed Name of Notary Public)

My Commission Expires: 5/2/22

☑ Personally Known OR

☐ Produced Identification [Type of Identification Produced]: _____

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne