QUIT CLAIM DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF August 2019. Notary Public MY COMMISSION EXPIRES: November 8, 2021 (AFFIX SEAL)

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 8, 2021

THIS INSTRUMENT WAS PREPARED BY and RETURN TO:
CRUMP & RICHARDSON, PLLC, 2043 N. Ocoee Street, NE, Cleveland, TN 37311

FILE 19-08-3630

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Adams, III	IServe Residential Lending LLC	164-08-0C-119.00-CO
(NAME)	(NAME)	
3856 Swan Ridge Drive	16745 W. Bernardo Drive Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Diego, CA 92127-1908	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GEORGE ADAMS, III AND WIFE, LASONYA NIX, NOW KNOWN AS LASONYA ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE ADAMS, III AND WIFE, LASONYA ADAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 No. 87, as shown on the map entitled Section Three, Hamilton Chase, of record in Instrument Number 20070517-0059303, Surveyor's Certificate of Correction in Instrument Number 20070529-0063683 and in Instrument Number 20070723-0087046, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Adams III and wife, LaSonya Nix by Warranty deed from Lake Forest Homes, Inc., a Tennessee corporation of record in Instrument No. 20161004-0104290 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on October 04, 2016.

Subject to all matters shown on the Plan of record as Instrument Number 20070517-0059303, surveyor's certificate of correction of record in Instrument No. 20070529-0063683 and Instrument No. 20070723-0087046, Register's Office of Davidson County, Tennessee.

Subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050728-0087946, as amended in Instrument No. 20051031-0131315, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to By-laws of record in Instrument Number 20050728-0087946, in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Hamilton Chase HOA of record in Instrument Number 20060914-0113689, in the Register's Office for Davidson County, Tennessee.

Subject to Easement to Tennessee Telephone company of record in Instrument Number 20060707-0081733, in the Register's Office for Davidson County, Tennessee.

Subject to Road Agreement and Sewer Easement of record in Instrument Number 20040416-0043248, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 278221 DEEDQC
09/03/2019 08:46:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190903-0088145

Subject to Storm Water Detention Agreement of record in Instrument Number 20040102-0000420, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as 3856 Swan Ridge Drive Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of August, 2019.

GEORGE ADAMS, III

LASONYA NIX

N/K/A LASONYA ADAMS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me Bette Shulman of the state and county mentioned personally appeared, **George Adams, III and LaSonya Nix, a/k/a LaSonya Adams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 26th day of August, 2019.

Notary Public

My Commission Expires: November 8, 2021

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021