Karen Johnson Davidson County
Batch# 338837 DEEDQC
01/06/2020 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200106-0001464

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is S--NONE--.<br><br>George A. Adams, Sr.<br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of January, 2020.<br><br>Notary Public<br><br>My Commission Expires: |

ALEE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| George A. Adams, Sr., Trustee<br>34 Concord Park East<br>Nashville, Tennessee 37205 | SAME | 116 08 0A 034.00 CO |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George A. Adams, Sr.**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **George A. Adams, Sr., Trustee of the George Adams, Sr. Living Trust**, established by the Revocable Trust Agreement of George A. Adams, Sr., dated January 3, 2020, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 3rd day of January, 2020.

George A. Adams Sr.

**George A. Adams, Sr.,**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George A. Adams, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of January, 2020.

ALICE M. BOHANNAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Alice M. Bohannan

Notary Public

## EXHIBIT A

## Legal Description

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Sugartree, Phase I of record in Book 4675, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George A. Adams, Sr., and wife, Joy B. Adams, by deed from Christopher R. Speers and wife, Frances S. Speers, of record in Book 10895, page 510, Register's Office for Davidson County, Tennessee.

Joy B. Adams died on August 13, 2019.

This property is conveyed subject to:

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. Matters shown on the Plan of record in Book 4675, page 141, Register's Office for said County.
3. Restrictive covenants of record in Book 4857, page 157, Register's Office for said County.
4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 7061, page 100, Register's Office for said County.
5. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Service of record in Book 4940, page 856, Register's Office for said County.

This is improved property known as 34 Concord Park East, Nashville, Tennessee 37205.

## CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

