Karen Johnson Davidson County
Batch# 366503 DEEDQC
03/04/2020 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200304-0023797

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. _____ Affiant Subscribed and sworn to before me, this 28th day of February, 2020. _____ Notary Public My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
David W. Adams, Trustee 2218 Belmont Blvd., Unit 101 Nashville, TN 37212	SAME	11609003200

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, David W. Adams, 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 **David W. Adams, Trustee of the David W. Adams Living Trust**, established by the Revocable Trust Agreement of David W. Adams dated February 28, 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 28th day of February, 2020.

David W. Adams

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 David W. Adams, 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 28th day of February, 2020.

My Commission Expires:

JEFFREY O. OBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Hillwood Estates, Section 12 of record in Book 2663, page 109, Register's Office for said County.

Said Lot No. 326 fronts 175 feet on the easterly margin of Sedberry Road and extends back 250 feet on the northerly line and 250 feet on the southerly line to a dead line in the rear, measuring 175 feet thereon.

Being the same property conveyed to David Adams by Warranty Deed from Peter Bream, Jr., unmarried, and Mary Kurtz Bream, now known as Mary Patricia Kurtz, dated May 30, 2018 and recorded on June 4, 2018 of record in Instrument No. 20180604-0052775, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 109, said Register's Office, which Plan shows a 100, foot minimum building setback line from Sedberry Road and a IO foot easement for public utility purposes along the rear line(s) of said lot.

David Adams and David W. Adams are one and the same person.

This is improved property, known as 5925 Sedberry Road, Nashville, TN 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)

