Karen Johnson Davidson County
Batch# 366507 DEEDQC
03/04/2020 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200304-0023802

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	118-1-Q-107.00 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, 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 MOSLEY
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 Unit 107, 12TH AVENUE RESIDENTIAL CONDOMINIUM, as established under Declaration of record in Instrument No. 20110324-0022881, in the Register's Office, Davidson County, Tennessee, to which Declaration reference is hereby made for a more particular description of said unit.

Being the same property conveyed to David W. Adams, unmarried by Warranty Deed from Jennifer J. Lee, recorded on February 2, 2015 in Instrument No. 20150202-0009533, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
• County of Davidson taxes for the year 2015 and thereafter.
•Declaration of 12th Paris Master Condominium recorded in Instrument No. 20091006-0093140 and Declaration of 12th Avenue Residential Condominium recorded at Instrument No. 20110324-0022881, confirmed at Instrument No. 20110325-0023142, said Register's Office.
•Charter of Homeowners' Association, recorded at Instrument Nos. 20091007-0093509 and 20091008-0093706, said Register's Office.
• Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20080811-0082119, said Register's Office.
•Easement to Comcast, recorded in Instrument No. 20090108-0002143, said Register's Office.
•Inspection and Maintenance Agreement for Private Stormwater Management Facilities, recorded at Instrument No. 20080811-0082116, said Register's Office.
•Application to Combine Parcels, recorded at Instrument No. 20080908-0091479, said Register's Office.
•Matters shown on a survey prepared by Barge Waggoner Sumner Cannon, Inc., John M. Duffer, TN RLS No. 1431, dated February 22, 2008.
• Notice of Lease and Right of First Refusal, recorded at Instrument No. 20060425-0047389 and Assignment of Rights and Claims and Release recorded at Instrument No. 20110401-0025122, said Register's Office.
• Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 2905 12th Avenue South, #107, Nashville, Tennessee 37204.

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)

