This Instrument Prepared By :
Larry Adams
8255 Dalewood Ct.
Brentwood, TN 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 373581 **DEEDWARR**
03/17/2020 10:05:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200317-0029335

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Larry T. Adams Kellene H. Adams 8255 Dalewood Ct. Brentwood, TN 37027	Same	132-05-0-140.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][A]).

Larry T. Adams
AFFIANT

AMY KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this March 16, 2020

Notary Public

My Commission Expires May 3, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, LARRY T. ADAMS, for the express purpose of creating tenants by the entireties, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to LARRY T. ADAMS and wife KELLENE H. ADAMS, Grantees.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

WITNESS MY HAND this date, March 16, 2020

By: _____

LARRY T. 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 LARRY T. ADAMS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this March 16, 2020.

_____

NOTARY PUBLIC

AMY KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 3, 2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being a portion of Lots 25 and 26, and a portion of a closed street on the Map of Glendale Park, as of record in Book 57, Page 141, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Linda P. Adams by Quitclaim Deed as recorded June 29, 1995 in Book 9716, Page 163, Register of Deeds for Davidson County, Tennessee, and being a portion of the same property devised to the A. Brooke Adams Trust by the Last Will and Testament of Mary Etta Adams of record in Will Book 52, Page 449, Clerk & Master's Office for Williamson County, Tennessee.

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

This is improved property known as 4342 Coral Way