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

This space intentionally left blank for recording purposes.

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# 406270 DEEDWARR
05/27/2020 10:43:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200527-0054383

| New Owner: | Send Tax Bill: | Map/Parcel |
|---|---|---|
| LARRY T. ADAMS, Trustee<br>KELLENE H. ADAMS, Trustee<br>ADAMS REVOCABLE LIVING TRUST<br>Dated April 5, 2018<br>8255 Dalewood Ct.<br>Brentwood, TN 37027 | Same | 149-03-127.00 |

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ Williamson )

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

Larry T. Adams
AFFIANT

Sworn to and subscribed before me this May 26, 2020

Notary Public

My Commission Expires

MICHAEL B. COLYER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2023

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, LARRY T. ADAMS and wife, KELLENE H. ADAMS, do hereby transfer and convey any and all interest owned by us 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 KELLENE H. ADAMS, TRUSTEES of the ADAMS REVOCABLE LIVING TRUST, dated April 5, 2018, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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.

We further covenant and bind ourselves, our 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 OUR HANDS this date, May 26, 2020

By: _____

LARRY T. ADAMS

_____

KELLENE H. ADAMS

STATE OF TENNESSEE )

COUNTY OF ~~DAVIDSON~~ Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY T. ADAMS and KELLENE H. ADAMS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this May 26th, 2020.

_____

NOTARY PUBLIC

MICHAEL B. COLYER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-29-2023

My Commission Expires: _____

# Exhibit A

## Property Description

Said property is described to wit:

Land in the Second (2nd) Civil District of Davidson County, Tennessee, being Lot no. 12A on the Zone Lot Division Plat for Lots 12, 18 and 19, Plan of Addition to Edge-O-Lake Estates, as of record in Plat Book 6900, page 200, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LARRY T. ADAMS and wife, KELLENE H. ADAMS, by Warranty Deed of record from ADAMS BROTHERS DEVELOPMENT COMPANY, a Tennessee partnership composed of Larry Adams, Don Adams, Alan Adams and Steve Adams, in Book 6947, Page 26, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2546 Willowbranch Dr.