Karen Johnson Davidson County
Batch# 429130 DEEDQC
07/01/2020 08:26:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200701-0071006

This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1.00 (One Dollar).

Georgia D Adams
AFFIANT

Subscribed and sworn to before me, this 29 day of July, 2020.

Amanda Pedigo
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

ADDRESS OF NEW OWNER AS FOLLOWS:
Sammy Ray Adams & his wife
Georgia D. Adams
831 Denson Ave.
Madison, TN 37115

SEND TAX BILLS TO:
Same as owner

MAP: 052 PARCEL: 117

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QUITCLAIM DEED
CONVEYING RIGHTS OF SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS that **SAMMY RAY ADAMS,** for and in consideration of the sum of One dollar ($1.00), does hereby [convey,] unto, **SAMMY RAY ADAMS AND HIS WIFE, GEORGIA D. ADAMS**, their heirs and assigns an interest of rights of survivorship, (the intent of this "rights of survivorship" is that the named **SAMMY RAY ADAMS AND HIS WIFE, GEORGIA D. ADAMS,** shall own the described property and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Tract 11, Block K, Revised Plan of Power & Roth, of Madison Park Subdivision, as of Record in Book 843, Page 7, Register's Office for said County, Tennessee, to which plan reference is here made for more description.

Being the same property conveyed to Wiley Adams, by Warranty Deed from The Guaranty Mortgage & Loan Company, A Corporation, Organized and Existing Under

the Laws of the State of Tennessee, dated November 23, 1938, of record in Book 1086, Page 399; further being conveyed to Wiley Adams and wife, Kate Adams, as tenants by the entirety, by Quitclaim Deed from Wiley Adams and wife, Kate Adams, dated April 8, 1969, of record in Book 4325, Page 209, Register's Office for Davidson County, Tennessee.

Kate Adams having since died on December 15, 1984.

Wiley Adams having since died testate on January 18, 1995, resident of Davidson County, Tennessee, his Last Will and Testament of record in Will Book 5502-1259896, Register's Office of Davidson County, Tennessee, named Sammy Ray Adams, as sole Beneficiary and was admitted to Probate by Probate Court of Davison County, Tennessee on September 25, 2003, by Case # 03P-1503.

This is improved property having an address of 831 Denson Ave., Madison, TN 37115.

This Conveyance is made subject to all applicable restrictions, easements, setback lines, conditions, encumbrances and limitations of record in the Register's Office for Davidson County, Tennessee.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

WITNESS my hand this 29 day of June, 2020.

Sammy Ray Adams
SAMMY RAY ADAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, the within named **SAMMY RAY ADAMS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 29 day of June, 2020.

Amanda Pedigo
NOTARY PUBLIC

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

MY COMMISSION EXPIRES: July 9, 2022