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# 456548 DEEDWARR
08/13/2020 12:16:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200813-0090821

New Owner:	Send Tax Bill:	Map/Parcel
Larry T. Adams Kellene H. Adams 8255 Dalewood Ct. Brentwood, TN 37027	Same	117-16-0-210.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

AFFIANT

Sworn to and subscribed before me this July 17, 2020

Notary Public

My Commission Expires 10/31/2020

NANCY A. ARNOLD STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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, July 12, 2020

By: Larry T. Adams

LARRY T. ADAMS

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

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 Franklin, Tennessee, this July 12, 2020.

Nancy A. Arnold

NOTARY PUBLIC

NANCY A. ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

Exhibit A

Property Description

Said property is described to wit:

Being Lot No. 3 and the easterly 10 feet of Lot No. 2 of Block No. 12 on the Plan of College Park, as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee

Said Lot No. 3 and part of Lot No. 2 adjoin and front together 60 feet on the southerly side of Maplehurst Lane and run back between parallel lines 168 feet 8 inches, more or less, on the westerly line and 167 feet 8 inches on the easterly line, to a dead line in the rear.

Being the same property conveyed to Martha Louise Adams by deed from Ida Elizabeth Kerce and Martha Louise Adams as Co-Executrix of the Estate of Jura Vester Stafford of record in Book 11673, page 790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry T. Adams by Executor's Quitclaim Deed from Larry T. Adams as executor of the Estate of Martha Louise Adams of record in Instrument No.20140918-0085748, Register's Office for Davidson County, Tennessee, dated 09/16/2014 and recorded on 09/18/2014.

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

This is improved property known as 1123 and/or 1125 Maplehurst Ave.