Karen Johnson Davidson County
Batch# 541209 DEEDQC
12/23/2020 08:55:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201223-0152718

File Number: OS3300-20085078

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Peggy Adamson, 4640 WHITES CREEK PIKE, WHITES CREEK, TN 37189

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
040-00-0-127-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): pursuant to divorce

Jerry T. Adamson and **Peggy Adamson**, now divorced, hereinafter grantors, whose tax-mailing address is **4640 WHITES CREEK PIKE, WHITES CREEK, TN 37189**, for $111,489.00 (One Hundred Eleven Thousand Four Hundred Eight-Nine Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Peggy Adamson**, an unmarried woman, hereinafter grantee, whose tax mailing address is **4640 WHITES CREEK PIKE, WHITES CREEK, TN 37189**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of WHITES CREEK, County of Davidson, State of TN, and is described as follows:

Being Lot No. 1 of E. A. Cliftonland resubdivision of Lot 2, of record in Book 6200, Page 960, Registers Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed from Edward Albert Clifton and Wife, Mary Elizabeth Clifton to Jerry T. Adamson and Peggy Adamson by Warranty Deed dated December 31,

1999 and recorded January 20, 2000 at Instrument Number: 200001200006816

APN: 040-00-0-127-00

Property Address is: 4640 WHITES CREEK PIKE, WHITES CREEK, TN 37189

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 200001200006816 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 040-00-0-127-00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on December 16, 2020:

"This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree in **Davidson** County District Court, Case Number: **16D-1769** relating to subject premises. Grantor **Jerry T. Adamson** acknowledges that $111,489.00 and no other money or other consideration is owed to him/her for this real property."

Jerry T. Adamson

Jerry T. Adamson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 16, 2020 by **Jerry T. Adamson** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on December 16, 2020:

Peggy Adamson

Peggy Adamson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 16, 2020 by **Peggy Adamson** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16th day of December, 2020.

Affiant

JERRY T. ADAMSON
Print Name

(Seal)

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

11-6-2023

Anne Collins
Print Name

CTIC# N/A

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Jennifer L Lander
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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