Karen Johnson Davidson County
Batch# 552083 DEEDQC
01/12/2021 08:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210112-0004920

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 8th day of January, 2021. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Rony Joel Abraham Adam and/or Talia Adam, Trustees 6124 Gardendale Drive Nashville, Tennessee 37215	SAME	158 03 0 031.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rony Joel Abraham Adam and wife, Talia Adam**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Rony Joel Abraham Adam and/or Talia Adam, Trustees of the Rony & Talia Adam Living Trust, established by the Revocable Trust Agreement of Rony Joel Abraham Adam and Talia Adam dated January 8, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 8th day of January, 2021.

Rony Joel Abraham Adam

Talia Adam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rony Joel Abraham Adam and Talia Adam, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of January, 2021.

My Commission Expires: _____

ALICE W. SHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Hillsboro Park, Section II, of record in Book 2331, Pages 61 & 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rony Adam and Talia Adam, husband and wife, by deed from Brian C. Perez and wife, Pamela Sue Perez, of record as Instrument No. 20150710-0067285, Register's Office for Davidson County, Tennessee.

Rony Joel Abraham Adam and Rony Adam are one and the same person.

This conveyance is subject to (a) current and subsequent years' State and County taxes; (b) all matters appearing on the plan of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee; and (c) restrictive covenants of record in Book 2435, page 237, Book 2446, page 405, Book 2447, page 303, Book 2603, page 440 and Book 4207, page 397, Register's Office for Davidson County, Tennessee.

This is improved property known as 6124 Gardendale Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

