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

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Karen Johnson Davidson County
Batch# 608491 DEEDWARR
04/07/2021 08:32:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210407-0045501

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.

New Owner:	Send Tax Bill:	Map/Parcel
Larry T. Adams		
Kellene H. Adams	Same	118-09-0-006.00
8255 Dalewood Ct.		118-09-0-234.00
Brentwood, TN 37027		118-09-0-235.00

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]).

Larry Adams
AFFIANT

Sworn to and subscribed before me this April 2nd, 2021

Sarah Collier
Notary Public

My Commission Expires 01/08/2022

SARAH COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-08-2022

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, April 2nd, 2021

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 Brentwood, Tennessee, this April 2nd, 2021.

Sarah Collier

NOTARY PUBLIC

SARAH COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-08-2022

My Commission Expires: 01/08/2022

Exhibit A

Property Description

Said property is described to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Re-Subdivision of Part of Lot 11 of O.F. Noels Plan of Noelton of record in Plat Book 4715, Page 198, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Re-Subdivision of Part of Lot 11 of O.F. Noels Plan of Noelton of record in Plat Book 4715, Page 198, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 3 on the Re-Subdivision of Part of Lot 11 of O.F. Noels Plan of Noelton of record in Plat Book 4715, Page 198, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ira T. Adams by Warranty Deed from Robert G. Yeager and wife, Kathryn S. Yeager of record in Book 4869, page 170, Register's Office for Davidson County, Tennessee, dated 11/18/1974 and recorded on 11/19/1974. (Value or consideration shown in aforementioned deed $30,000.00); and further

Being the same property conveyed to Lipscomb University by Executor's Deed from Larry T. Adams, Executor of the Estate of Ira T. Adams of record in Instrument No. 20160322-0027037, Register's Office for Davidson County, Tennessee, dated 02/25/2016 and recorded on 03/22/2016, as corrected by Scrivener's Affidavit of record in Instrument No. 20160405-0032449 said Register's Office.

Being the same property conveyed to Larry T. Adams by Warranty Deed from Lipscomb University of record in Instrument No. 20160405-0032450, Register's Office for Davidson County, Tennessee, dated 04/01/2016 and recorded on 04/05/2016.

Said property is conveyed subject to such limitations, restrictions and encumbrances and easements of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as 994/996 Clifton Lane, 998/1000 Clifton Lane and 3305 Lealand Lane, Nashville, Tennessee 37204.