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

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Karen Johnson Davidson County
Batch# 611166 DEEDWARR
04/09/2021 09:03:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210409-0047269

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, Trustee KELLENE H. ADAMS, Trustee ADAMS REVOCABLE LIVING TRUST Dated April 5, 2018 8255 Dalewood Ct. Brentwood, TN 37027	Same	118-09-0-006.00 118-09-0-234.00 118-09-0-235.00

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][F]).

Larry Adams
AFFIANT

Sworn to and subscribed before me this April 8, 2021

Nancy A. Arnold
Notary Public

My Commission Expires 10/26/2024

NANCY A. ARNOLD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, LARRY ADAMS and wife, KELLENE ADAMS, do hereby transfer and convey any and all interest owned by us 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 KELLENE H. ADAMS, TRUSTEES of the ADAMS REVOCABLE LIVING TRUST, dated April 5, 2018, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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.

We further covenant and bind ourselves, our 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 OUR HANDS this date, April 8, 2021

By: Larry T. Adams

LARRY T. ADAMS

Kellene H. Adams

KELLENE H. 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 and KELLENE H. ADAMS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 8, 2021.

Nancy A. Arnold

NOTARY PUBLIC

NANCY A. ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/26/2024

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.

Being the same property conveyed to Larry T. Adams and wife, Kellene H. Adams by Warranty Deed from Larry T. Adams of record in Instrument No. 20210407-0045501, Register's Office for Davidson County, Tennessee, dated 04/02/2021 and recorded 04/07/2021.

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.