Karen Johnson Davidson County
Batch# 616236 DEEDQC
04/16/2021 09:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210416-0050953

This Instrument Prepared By
and after recording return to:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Steven K. Wood
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
Alan D. Adams, Trustee 1259 Devens Court Brentwood, Tennessee 37027	Same
Tax Map Parcel No.: 104 16 0 276.00 117 04 0 016.00 117 15 0 033.00	

FOR AND IN CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, I, **JANIE S. ADAMS,** married (the "Grantor"), hereby quitclaims and conveys unto **ALAN D. ADAMS, TRUSTEE OF ALAN D. ADAMS FAMILY TRUST dated April 14, 2021**, (the "Grantee"), all my right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" (the "Property").:

This is improved property known as 2503 Oakland Avenue, 2507 Oakland Avenue and 1618 Glen Echo Road, Nashville, TN 37207.

This is not the principal place of residence of the Grantor or the spouse of the Grantor.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Steve K. Wood or Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. perform a title examination; and that neither Steve K. Wood nor Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. shall have any liability for the status of the title to the property or for the accuracy of such information.

[Signature and notary page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of April, 2021.

JANIE S. ADAMS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, **JANIE S. ADAMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of April, 2021.

NOTARY PUBLIC
My Commission Expires: _____

CATHY Q. ZABOROWSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 -

AFFIANT

Subscribed and sworn to before me this 14 day of April, 2021.

NOTARY PUBLIC

My Commission Expires:

CATHY S. ZADOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2022

4822-9876-8085

EXHIBIT "A"

Tract I & II:

Two tracts of land in Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, July 31, 1965, as follows:

Tract I: Being the southerly 50 feet of Lot No. 195 on the Map of Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the westerly side of Oakland Avenue, and extends back between parallel lines, 175 feet to an alley.

Tract II: Being the southerly 32.5 feet of Lot No. 196, and the northerly 32 feet of Lot No. 197, on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lots adjoin and front together 64.5 feet on the westerly side of Oakland Avenue, and extend back between parallel lines, 175 feet to an alley.

Tract III:

Being Lot No. 23 on the Map of Hillmont Subdivision, as of record in book 1424, page 37, Register's Office for said County.

Said Lot No. 23 fronts 105 feet on the north side of Glen Echo Road and runs back between lines 152 feet on the west line and 171.7 feet on the east line to a dead line in the rear on which it measures 106.9 feet.

Being the same property conveyed to Janie S. Adams by deed from Alan D Adams, by deed dated December 31, 2020, recorded as Instrument No. 20210112-0005042, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Steven K. Wood, 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.

Steven K. Wood

State of Tennessee)
County of Davidson)

Personally appeared before me, Cathy Zaborowski, a notary public for this county and state, Steven K. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public – Cathy Zaborowski

My Express Expires:
Notary' Seal

