Karen Johnson Davidson County
Batch# 616248 DEEDQC
04/16/2021 09:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210416-0050967

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.: 117 02 0 210.00	

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 of 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 2800 Valley Road, Nashville, Tennessee, 37215.

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

4835-3287-1141

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

4835-3287-1141

EXHIBIT "A"

A parcel or tract of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

BEING Lot Nos. 14, 15, 16, and 17, inclusive, of Block 2 on the Plan of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 80 feet on the westerly side of Valley Road and runs back between parallel lines 160 feet to a dead line.

SAID Lots Nos. 15, 16, and 17 front 60 feet each on the westerly side of Valley Road and run back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Janie S. Adams, a married woman, by deed from Alan D. Adams on December 30, 2020, as Instrument No. 20210112-0005044, 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

