Karen Johnson Davidson County
Batch# 663401 DEEDQC
06/23/2021 03:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210623-0085183

Commitment Number: 21NL14382
21WR16730

~~After Recording, Return To:~~
~~Nations Lending Services~~
~~9801 Legler Road~~
~~Lenexa, KS 66219~~

RETURN TO:
WORLDWIDE RECORDING, INC,
9001 W. 67th ST.
MERRIAM, KS 66202
1-800-316-4682

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jon Adams and **Laura Adams**, 1202 Richmond Dr, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
06108008100

QUITCLAIM DEED

Jon Matthew Adams AKA Jon Adams, married to Laura Adams, and **Ronald Stuart Taylor, married to Margene Amlin Taylor**, hereinafter grantors, whose tax-mailing address is **1202 Richmond Dr, Nashville, TN 37216**, without consideration paid, grant and quitclaim to **Jon Adams** and **Laura Adams**, husband and wife as Tenants by the Entirety, hereinafter grantees, whose tax mailing address is **1202 Richmond Dr, Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of McGaughey Heights, Section Two, of record in Plat Book 1835, Page 58, Register's Office for said County. Said Lot No. 18 fronts 150.0 feet on the southerly side of Richmond Drive and extends back 147.8 feet on the westerly line and 197.4 feet on the easterly line to a dead line measuring 116.5 feet thereon. This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 1835, Page 58, Register's Office for Davidson County, Tennessee. Any and all existing easements and restrictions as shown of record not stated herein

DERIVATION CLAUSE

Being the same property conveyed to Jon Matthew Adams and Ronald Stuart Taylor by Warranty Deed from Brian Frost and Kathryn Frost, husband and wife as recorded 07/23/2018 in Book N/A at Page N/A as Document 20180723-0071620.
Commonly Known As: 1202 Richmond Dr, Nashville, TN 37216
Tax ID: 06108008100

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on MARCH 19, 2021:

Jon Matthew Adams AKA Jon Adams

Laura Adams

Ronald Stuart Taylor

Margene Amlin Taylor

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 19, 2021 by **Jon Matthew Adams AKA Jon Adams, Ronald Stuart Taylor, Laura Adams,** and **Margene Amlin Taylor** who are personally known to me or have produced State IDs as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

See attached

Notary Public

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On March 19, 2021 (DATE) before me, Lynn E. Slusher (NAME OF NOTARY PUBLIC)

personally appeared Jon Matthew Adams AKA Jon Adams, Laura Adams, (NAME(S) OF SIGNER(S)) Ronald Stuart Taylor, and Margene Amin Taylor

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LYNN E SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires
5/9/2023

Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

Lynn E. Slusher
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Derivation Clause
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

March 19, 2021
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of MARCH, 2021.

Affiant

Jon M. Adams
Print Name

LYNN E SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5/9/2023

Lynn E. Slusher
Notary Public

My commission expires:
May 9, 2023

Lynn E. Slusher
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Nikki Hensley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Nikki Hensley
Signature

State of Kansas
County of Johnson

Personally appeared before me, Jasmin Harrington, a notary public for this county and
Notary's Name

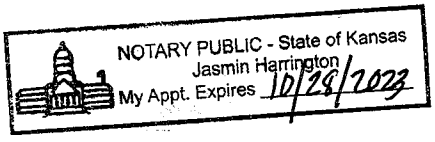
state, Nikki Hensley, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Jasmin Harrington
Notary Signature

MY COMMISSION EXPIRES: 10/28/2023

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).