WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

2021-08 424

Karen Johnson Davidson County
Batch# 822778 DEEDWARR
03/16/2022 08:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220316-0030269

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAMMY R. ADAMS GEORGIA D. ADAMS	SAMMY R. ADAMS GEORGIA D. ADAMS	052 05 0 117.00
831 DENSON AVENUE MADISON, TN 37115	831 DENSON AVENUE MADISON, TN 37115	

For good consideration, I (We) **SAMMY RAY ADAMS, ALSO KNOWN AS SAMMY R. ADAMS AND HIS WIFE, GEORGIA D. ADAMS** whose mailing address is 831 DENSON AVENUE, MADISON, TN 37115, hereby bargain, deed and convey to **SAMMY R. ADAMS AND HIS WIFE, GEORGIA D. ADAMS** whose mailing address is 831 DENSON AVENUE, MADISON, TN 37115, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT 11, BLOCK K, REVISED PLAN OF POWER & ROTH, OF MADISON PARK SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR MARE DESCRIPTION.

Being the same property conveyed to Sammy Ray Adams and his wife, Georgia D. Adams from Sammy Ray Adams by Quit Claim Deed dated June 29, 2020 and recorded July 1, 2020 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20200701-0071006.

Property Address: 831 DENSON AVENUE, MADISON, TN 37115

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $ 0

Georgia Adams
Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 20 day of Nov, 20 21.

Notary Public
My Commission Expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:
SAMMY R. ADAMS AND GEORGIA D. ADAMS
831 DENSON AVENUE
MADISON, TN 37115

Name and Address of property owner:
SAMMY R. ADAMS AND GEORGIA D. ADAMS
831 DENSON AVENUE
MADISON, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 20th day of November, 2021

Sammy Ray Adams AKA

SRA Sammy Ray Adams — Georgia D Adams

SAMMY RAY ADAMS A/K/A SAMMY R. ADAMS — **GEORGIA D. ADAMS**

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 20 day of Nov 2021, before me personally appeared **SAMMY RAY ADAMS, A/K/A SAMMY R. ADAMS** and **GEORGIA D. ADAMS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Kristen Carlisle, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-20-21 (date of document).

Kristen Carlisle
Affiant Signature

11-20-21
Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 20th day of November, 2021.

Amanda Marie Muller
Notary's Signature

MY COMMISSION EXPIRES: 10/07/2024

NOTARY'S SEAL

