Karen Johnson Davidson County
Batch# 851155 DEEDQC
05/05/2022 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220505-0051966

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **June B. Samuels** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **A D S Holdings LLC, a Tennessee Limited Liability Company** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, Being Unit No. 32 a revision of Lots 21-32, 39 and 40 on the Condominium Site Plan Lots 21-40 on the plan of Priest Lake Forest, Section 5, as of record in Plat Book 6250, Page 49 and amended in Book 9773, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to June B. Samuels by Special Warranty Deed of record at Instrument Number 20111121-0090998 in said Register's Office of Davidson County, Tennessee and corrected by Scrivener's Affidavit at Instrument Number 20120510-0040369 in said Register's Office of Davidson County, Tennessee. *Grantor warrants that this property is not her primary residence, and that said property has been used for investment purposes only.

IN TESTIMONY WHEREOF I/we have executed this instrument the 21st day of **April, 2022.**

June B Samuels

June B. Samuels

STATE OF FLORIDA
COUNTY OF Marion

Personally appeared before me, a Notary Public in and for said state and county, **June B. Samuels**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of **April, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 09-04-2023

DANIEL ROSALES
MY COMMISSION # GG 910267
EXPIRES: September 4, 2023
Bonded Thru Notary Public Underwriters

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

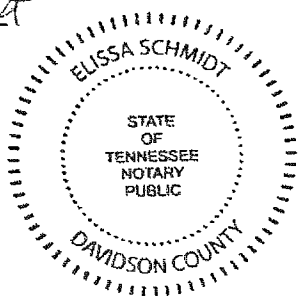
I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 26th day of **April, 2022.**

Elissa Schmidt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/8/2025



PROPERTY ADDRESS:	**3566 Seneca Forest Dr., Nashville, TN 37217**
TAX PARCEL NO.:	**136100B06200**
PROPERTY OWNER:	**A D S Holdings LLC**
OWNER'S ADDRESS:	**929 Russell Street, Nashville, TN 37206**
MAIL TAX BILLS TO:	**929 Russell Street, Nashville, TN 37206**

Certificate of Authenticity

I, Holly A. Mason, 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 4/21/22.

Affiant Signature

4/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of April, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022