Karen Johnson Davidson County
Batch# 999752 DEEDQC
05/05/2023 08:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230505-0033417

Commitment Number: 30233098
Grantor's Loan Number: 2201557921

After Recording, Send To:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument was prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Property Owner/Mail Tax Statements To:
DAVID WAYNE ADAMS, 311 Hitt Ln, Goodlettsville, TN 37072

PARCEL IDENTIFICATION NUMBER: 018-07-0-047-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

DAVID WAYNE ADAMS and **AMANDA GLORIA ADAMS,** a married couple, ("Grantor"), of **311 Hitt Ln, Goodlettsville, TN 37072**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **DAVID WAYNE ADAMS,** a married man, ("Grantee"), whose tax mailing address is **311 Hitt Ln, Goodlettsville, TN 37072,** with quitclaim covenants, the following described real estate:

LAND IN THE 10TH CIVIL DISTRICT OF THE CITY OF GOODLETTSVILLE DESCRIBED AS FOLLOWS:

LOT NO. 38 CONNELL ESTATES SUBDIVISION, SECTION 1, A PLAN OF WHICH IS OF RECORD IN BOOK 2900, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO DAVID WAYNE ADAMS AND AMANDA GLORIA ADAMS FROM ELMER LEE ADAMS AND PEGGY ADAMS DEED DATED 02/11/2017, RECORDED 02/14/2017, DEED INSTRUMENT 20170214-0015288, COUNTY OF DAVIDSON, STATE OF TENNESSEE

Property Address is: 311 Hitt Ln, Gloodlettsville, TN 37072

Parcel ID: 018-07-0-047-00

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.

Subject to the following restrictions: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on April 20th, 2023:

Amanda Gloria Adams
AMANDA GLORIA ADAMS

David Wayne Adams
DAVID WAYNE ADAMS

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **AMANDA GLORIA ADAMS** and **DAVID WAYNE ADAMS**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of April, 2023.

Notary Public

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2025
DAVIDSON COUNTY

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 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 20th day of April, 2023.

David W Adam
Affiant

David W Adams
Print Name

(Seal)

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Quentin Isabell
Notary Public

My commission expires:
March 3, 2025

Quentin Isabell
Print Name

Tennessee Certification of Electronic Document

I, Amy Cox, 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 4/20/2023 (date of document).

Affiant Signature

04/24/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24 day of APRIL, 2023.

Notary's Signature

MY COMMISSION EXPIRES 9/1/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries