Karen Johnson Davidson County
Batch# 1007940 **DEEDWARR**
05/25/2023 03 40 41 PM 2 pgs
Fees $13 00 Taxes $638 25

20230525-0039675

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$172,500.00** (One Hundred Seventy Two Thousand Five Hundred)

AFFIANT

Subscribed to and sworn before me this 19th day of May, 2023

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John W. McAdams and Dana L. McAdams 1215 Old Hickory Blvd. Nashville, TN 37207	**SAME AS NEW OWNER**	051060A00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBBY L. BOOTH, TRUSTEE OF THE DEBBY L. BOOTH REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 4, 2021,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHN W. MCADAMS AND DANA L. MCADAMS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Unit No. I of Royal Property Management, LLC, a Condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Royal Property Management, LLC and Condominium Site shown on Exhibit B of record in Instrument No. 20050817-0097684, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debby L. Booth, Trustee, Debby L. Booth Revocable Living Trust Agreement dated February 4, 2021, by deed from Debby Booth of record in Instrument No. 20210208-0017829, dated February 4, 2021 and recorded on February 8, 2021, Register's Office for Davidson County, Tennessee.

Being the same property known as 724 Due West Avenue North, Unit I, Madison, Tennessee 37115 and also known as 724 Due West Avenue North, Unit 8, Madison, Tennessee 37115

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is	(**X**) IMPROVED ( ) UNIMPROVED	Property known as **724 DUE WEST AVENUE NORTH, UNIT I** **MADISON, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS, this 19th day of May, 2023

DEBBY L. BOOTH REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 4, 2021

Debby L. Booth, Trustee

Debby L. Booth, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of May 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Debby L. Booth,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Trustee of the Debby L. Booth Revocable Living Trust Agreement dated February 4, 2021, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 19th day of May 2023.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024