Karen Johnson Davidson County
Batch# 1023709 DEEDQC
07/07/2023 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230707-0052111

QUITCLAIM DEED

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

C K McKee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF JULY 2023.

Notary Public

MY COMMISSION EXPIRES: 9/6/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lockland Law Group, LLC
204 South 11th Street
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam & Jacobson Investments, LLC	**Same as New Owner**	**063-08-0-215.00**
(NAME)	(NAME)	
940 Maxwell Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

***** THE PURPOSE OF THIS INSTRUMENT IS TO SEPARATE THE CURRENT TAX PARCEL INTO TWO SEPARATE TAX PARCELS *****

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lots Nos. 30 and 32 in Block "Y" of the Hadley Bend City Subdivision of the Hulme Tract in the Fourth Civil District, a plan of which is of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said lots Nos 30 and 32 front together 50 feet on the West side of Cumberland Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John Lindsley and wife, Maggie Lindsley by deed from N. McKay Bryan and wife, Daisey Simpson Bryan of record in Book 770, page 294, Register's Office for Davidson County, Tennessee, dated July 17, 1976, and recorded on July 22, 1976.

Said John Lindsley became deceased on July 05, 1966.

Being the same property conveyed to Melvin Eugene Lindsley and Dorothy Lindsley Lyons, as tenants in common by Warranty deed from Maggie Lindsley, a widow, retaining a life estate interest of record in Book 5048, page 409, Register's Office for Davidson County, Tennessee, dated July 17, 1976, and recorded on July 22, 1976.

Said Maggie Lindsley became deceased on March 11, 1977, thereby terminating said life estate.

Said Dorothy Lindsley Lyons became deceased on May 11, 2020, survived by Melvin Lindsley. Affidavit of Heirship of record in Instrument No. 20230405-0024624, said register's office- Affiant is Robert Murhead, Jr.

Being a portion of the same property conveyed to Adam & Jacobson Investments, LLC by Warranty Deed from Melvin Lindsley, recorded at Instrument No. 20230501-0032090 in the Davidson County Register's Office.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand this the 6 day of July 2023.

Adam & Jacobson Investments, LLC,
a Tennessee limited liability company

By: _____

Name: MORGAN LESS

Its: AUTHORIZED MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named MORGAN LESS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the AUTHORIZED MEMBER of Adam & Jacobson Investments, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6 day of July 2023.

_____
Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 7, 2023 (date of document).

Affiant Signature

July 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023