Karen Johnson Davidson County
Batch# 1031762 DEEDQC
07/28/2023 08:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230728-0058188

File No: ARS-88123
Grantor's Loan No. 4620681

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

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 Owner Address/Send Tax Bills To:
James Artis Adams, 4041 Yoest Drive, Nashville, TN 37207

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.

Tax Parcel Number: 041 04 0 064.00

QUITCLAIM DEED

James Artis Adams, A/K/A Artis Adams, unmarried ("Grantor"), of **4041 Yoest Drive, Nashville, TN 37207**, 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 his interest in the real estate described below to **James Artis Adams,** unmarried ("Grantee"), whose tax mailing address is **4041 Yoest Drive, Nashville, TN 37207,** with quitclaim covenants, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Being Lot No. 22, Dalemere Subdivision, Section 2, as of record in Book 2854, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Parcel ID: 041 04 0 064.00

Property Address is: 4041 Yoest Drive, Nashville, TN 37207

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 20071107-0131364 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 041 04 0 064.00

Title to the property hereinabove described is subject to the following: 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 7/14, 2023

James Artis Adams, A/K/A Artis Adams

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **James Artis Adams**, personally known to me, or has produced DL, 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 14 day of July, 2023

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
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 is $0.00

AKA

Affiant James Artis Adams AKA Artis Adams

Subscribed and sworn to before me on this the 14 day of July, 2023.

Notary Public

My Commission Expires: 5/18/25

SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Debora Gisler, 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 07/14/2023 (date of document).

Affiant Signature

07/27/2023
Date

State of California

County of Placer

Sworn to and subscribed before me this 27th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

MGC1 HOLLY OVERBY COMM. # 2343414 NOTARY PUBLIC - CALIFORNIA PLACER COUNTY COMM. EXPIRES JAN. 26, 2025 MGC1