QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1034443 DEEDQC
08/03/2023 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230803-0060238

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF AUGUST, 2023.

Notary Public
Date of Expiration: 8-20-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Randal Scott Adkins, II, Trustee	**New Owner**	**092 12 4A 102.00-CO**
(NAME)	(NAME)	
1112 Mistletoe Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Randal Scott Adkins, II, unmarried,** ("Grantor") do hereby quitclaim unto **Randal Scott Adkins, II, as Trustee of the Randal Scott Adkins II Revocable Trust u/a/d July 28, 2023** ("Grantee")

Its successors and assigns, any and all interest that I have in that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Unit No. 2309 as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record at Instrument No. 20201123-0137217, as amended by Instrument No. 20210817-0111256; Instrument No. 20220201-0011431 and Instrument No. 20220615-0068119, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Randal Scott Adkins, II, unmarried by Warranty Deed from Joshua Matas, unmarried, of record as Instrument 20221102-0118384, Register's Office for Davidson County, Tennessee.

BEING improved property known as **1616 West End Avenue, Unit 2309, Nashville, TN 37203.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 3 day of August, 2023.

Randal Scott Adkins, II

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Randal Scott Adkins, II, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of August, 2023.

Notary Public
My Commission Expires: _____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

True Copy Certification

I, **Pam Autry,** 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 this the 3rd day of August, 2023.

Affiant Signature

Date 8/3/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of August, 20223.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON