Quitclaim Deed

Karen Johnson
Batch # 1079951
12/08/2023 08:46:10 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231208-0094792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

John McAdams
Affiant

Subscribed and sworn to before me, this 6th day of December, 2023.

Vicki Spears
Notary Public
My commission expires:
January 11, 2026

Vicki Spears STATE OF TENNESSEE NOTARY PUBLIC Davidson

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
131 INDIAN LAKE RD., SUITE 201
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Number:**
4M Real Estate, LLC 1215 Old Hickory Blvd. Nashville, TN 37207	SAME AS OWNER	51060A00800CO

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **John W. McAdams and Dana L. McAdams, husband and wife,** (hereinafter referred to as the "Grantors") release and quitclaim to **4M Real Estate LLC, a Tennessee Series Limited Liability Company,** their interest in 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 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 John W. McAdams and Dana L. McAdams by Warranty Deed from Debby L. Booth, Trustee of the Debby L. Booth Revocable Living Trust Agreement dated February 4, 2021, recorded on May 25, 2023 as Instrument #20230525-0039675, 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.

Grantors convey interest in the aforementioned tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This is improved property known as 724 Due West Avenue North, Unit I, Madison, Tennessee 37115.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and affixed his seal, the day and year first above written.

John W. McAdams

Dana L. McAdams

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

On this 6th day of December, 2023 before me personally appeared **John W. McAdams and Dana L. McAdams** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public
My commission expires:

