This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson
Batch # 1099105
02/08/2024 09:02:32 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240208-0008847

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
The Wilson Adamson Revocable Living Trust 4202 Kirtland Road Nashville, TN 37215	NEW OWNER	061 15 0 292.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, We, **Beverly Wilson, unmarried, and Roger Adamson, unmarried,** the **Grantors** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **The Wilson Adamson Revocable Living Trust u/a/d December 28, 2023,** the **Grantee** herein, its successors and assigns, all of our right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 41 on the plan of Subdivision of Maplewood Home Tract, as shown, of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Beverly Wilson and Roger Adamson, by Warranty Deed from Abeizer Dale Stewart and Beverly W. Stewart, husband and wife, dated August 17, 2018 and recorded on August 20, 2018 in Instrument No. 20180820-0082105, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20180917-0091985, said Register's Office.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property with a mailing address of: 3819 Baxter Ave., Nashville, TN 37216.

[SIGNATURE PAGE TO FOLLOW]

HS

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 2 day of February, 2024.

Roger Adamson

Beverly Wilson

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roger Adamson** and **Beverly Wilson,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of February, 2024.

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 2 day of February, 2024.

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires:_____