Karen Johnson Davidson County
Batch# 1104922 DEEDQC
02/27/2024 10:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240227-0013173

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CHRISTINE M. TENORE, ESQ.
LAW OFFICES OF ELIOVSON & TENORE
117 TUNXIS HILL ROAD
FAIRFIELD, CT 06825

OWNER (SEND TAX BILLS TO):

JOSEPH M. MCADAMS, TRUSTEE
DIANE M. MCADAMS, TRUSTEE
68 LONGMEADOWS ROAD
WILTON, CT 06897

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH MICHAEL MCADAMS, a married man, joined by his spouse, DIANE M. MCADAMS (herein, "Grantor"), whose address is 68 Long Meadows Road, Wilton, CT 06897, hereby bargains, sells, remises, releases, quit claims and conveys to JOSEPH M. MCADAMS AND DIANE M. MCADAMS, TRUSTEES, or any successors in trust, under THE MCADAMS FAMILY TRUST dated January 25, 2024 and any amendments thereto (herein, "Grantee"), whose address is 68 Longmeadows Road, Wilton, CT 06897, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 940 Gale Lane #143, Nashville, TN 37204-3098

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 118050A00600CO

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 25TH day of January, 2024.

GRANTOR:

X _____

Joseph Michael McAdams

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph Michael McAdams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of JANUARY, 2024.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/30/2025

Christine M. Tenore
NOTARY PUBLIC
Connecticut
My Commission Expires: 9/30/2025

GRANTOR:

X Diane M. McAdams

Diane M. McAdams

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Diane M. McAdams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of JANUARY, 2024.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/30/2025

Christine M. Tenore
NOTARY PUBLIC
Connecticut
My Commission Expires: 9/30/2025

OATH OF CONSIDERATION

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

The actual consideration for this transfer is Ø.

Grantee:

The McAdams Family Trust dated January 25th 2024

X _____
Joseph M. McAdams, Trustee

Subscribed and sworn to under oath before me, this 25th day of JANUARY, 2024 by Joseph M. McAdams, as Trustee of The McAdams Family Trust dated JANUARY 25, 2024

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/30/2025

Christine M. Tenore
NOTARY PUBLIC
Connecticut
My Commission Expires: 9-30-2025

Grantee:

The McAdams Family Trust dated January 25, 2024

X _____
Diane M. McAdams, Trustee

Subscribed and sworn to under oath before me, this 25th day of JANUARY, 2024 by Diane M. McAdams, as Trustee of The McAdams Family Trust dated JANUARY 25, 2024.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/30/2025

Christine M. Tenore
NOTARY PUBLIC
Connecticut
My Commission Expires: 9-30-2025

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Building 2, Unit C (Parcel 6) on the Plan of 12 South Towers (formerly known as St. Martin Square) of record in Book 4460, page 186, amended in Instrument No. 200361107-0163683, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 186, amended in Instrument No. 20031107-0163683, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Agreement and Absolute Assignment of Income of record in Instrument No. 20161122-0123349, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 4611, page 682, Book 4611, page 692, Book 4710, page 244, Instrument No. 19991230-0308948, Instrument No. 20031107-0163683, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20180109-0002821 on January 9, 2018.

PIN NO: 118050A00600CO

STREET ADDRESS:

940 Gale Lane #143, Nashville, TN 37204-3098

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

23-086838-02 (JL)

Certificate of Authenticity

I, Janna M. Lindstrom, 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 January 25, 2024.

Date

Janna M. Lindstrom

Affiant Signature

July 22, 2021

Date

State of Florida

County of Polk

Sworn to and subscribed before me this 22nd day of July, 2021.

Dorene J Royal

Notary's Signature

My Commission Expires: 07/06/2025

Date

Notary's Seal (if on paper)

DORENE JOY ROYAL
Notary Public - State of Florida
Commission # HH 149686
My Comm. Expires Jul 6, 2025
Bonded through National Notary Assn.