QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1120715 DEEDQC
04/09/2024 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240409-0025081

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2024.

Notary Public
MY COMMISSION EXPIRES (AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: Joseph Dinwiddie and Hilary Radakovich	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP PARCEL NUMBERS 04500002300
(NAME) 5725 Cloverwood Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nancy Marie Adcock, an unmarried woman,** hereinafter called the Grantor(s), does hereby bargain, sell, release, remise, quitclaim and convey all my right, title and interest to **Joseph Dinwiddie and Hilary Radakovich, husband and wife** hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in Davidson and Cheatham Counties, State of Tennessee, described as follows, to-wit:

Land located and situated in the First Civil District of Cheatham County, Tennessee and the 14th Civil District of Davidson County, Tennessee, and described according to a survey made November 15, 1965 by C. J. Camey, Surveyor, as follows:

Beginning at a point in the center of Little Marrowbone Creek Road, which point is in the easterly line of a parcel conveyed to Charlie Allen and Annie G. Allen, by Orleans G. Amis, by deed bearing even date herewith; thence running north 49 degrees east with the center line of said road 400 feet; thence south 42 degrees east 460 feet to the center of Little Marrowbone Creek; thence south 16 degrees west 72 feet with the center of said Creek; thence south 51° east (a corrected call, prior deeds erroneously reciting "South 39" west) along the creek to the southeast corner of the Charlie Allen and Annie G. Allen parcel; thence along and with the easterly line of the Allen tract, north 42 degrees west 487 feet to the point of beginning, containing 4.50 acres, more or less.

Being the same property conveyed to Nancy Marie Adcock, a wife's portion by deed from Jerry Adcock of record in Instrument No. 20191112-0116412, Register's Office of Davidson County, Tennessee. See Deed of record in Book 627, Page 1847, Book 627, Page 1876, and Book 627, Page 1881, Register's Office of Cheatham County, Tennessee.

The said Jerry Adcock and Jerry D. Adcock being one in the same.

The said Nancy Marie Adcock, Nancy M. Adcock, Marie Adcock and Nancy Adcock being one in the same.

This property is _X_unimproved __improved property known as: 5295 Little Marrowbone Road, Ashland City, TN 37015.

ALL INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED BY THE PREPARER AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 21st day of March, 2024.

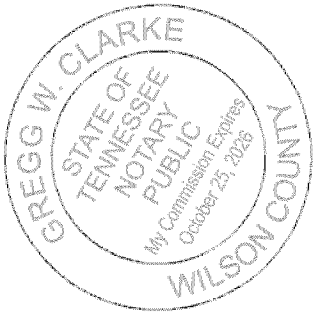
Nancy Marie Adcock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Marie Adcock, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of March, 2024.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/21/24.

Date

Celia Stewart Rouse

Affiant Signature

3/21/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21st day of March, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY