Karen Johnson Davidson County
Batch# 1124726 DEEDQC
04/18/2024 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240418-0027926

New Owner:	Send Tax Bills To:	Map-Parcel Number
The Adams Revocable Trust c/o Kevin Adams and Sara Christensen Adams 240 Tsali Point Bryson City, NC 28713	New Owner	081 12 0T 458.00

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 3rd day of April 2024.

Notary Public

My Commission Expires: March 3, 2026

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kevin Adams and Sara Christensen-Adams, husband and wife,** hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **The Adams Family Trust**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 458, Werthan Lofts IV & V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776 with Scrivener's Affidavit recorded in Instrument No. 20090421-0036270, as being amended in Instrument No. 20071220-0146056 with Scrivener's Affidavit recorded in Instrument No. 20080118-0006036, further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280 with Scrivener's Affidavit recorded in Instrument No. 20150205-0011062 and further amended in Instrument No. 20110713-0053571; Instrument No. 20120723-0064381; Instrument No. 20131230-0130918; Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078; Amendment to Bylaws recorded in Instrument No. 20220323-0033402, in the Register's Office, Davidson County Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kevin Adams and Sara Christensen-Adams, husband and wife, by Warranty Deed from William Mulligan, a married man, dated April 3, 2024 and recorded April 4, 2024 as Instrument No. 20240403-0023644, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Mulligan, by Quitclaim Deed from Casey Marie Mulligan, married, dated October 15, 2019 and recorded on June 22, 2020 as Instrument No. 20200622-0066386, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Casey Marie Mulligan, A Single Person, by Warranty Deed from Werthan V Lofts, LLC, dated August 29, 2014 and recorded on September 04, 2014 as Instrument No. 20140904-0080796, in the Register's Office of Davidson County, Tennessee.

This is improved property known as **1350 Rosa L Parks Boulevard #458, Nashville, Tennessee 37208.**

Said property is conveyed subject to such taxes, limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of April 2024.

GRANTORS:

Kevin Adams

Sara Christensen-Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin Adams and Sara Christensen-Adams, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, stated that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 3rd day of April 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Commission Expires: March 3, 2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 3, 2024**.

Affiant Signature

04/18/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 18, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

