Name and Address of New Owner:
Grayson Waldron Adkins and Shelby Adkins
2036 Hutton Drive
Nashville, TN 37210

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130

Map and Parcel: 106-13-3H-002.00

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen Waldron Adkins, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Grayson Waldron Adkins and Shelby Adkins, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee being Unit No. B of 2036 Hutton Drive Townhomes, a Horizontal Property Regime with Private Elements, a Townhome 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 Declaration of Covenants, Conditions and Restrictions establishing 2036 Hutton Drive Townhomes, a Horizontal Property Regime of record in Instrument Number 20191218-0130639, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sever, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Karen Waldron Adkins, married, and Grayson Waldron Adkins, married, by Waranty Deed filed for record on September 17, 2020 of record in Instrument No. 20200917-0106896 of the Register's Office of Davidson County, Tennessee.

This is improved property known as: 2036 Hutton Drive, Nashville, TN 37210.

Subject property is not the principal residence of the Grantor.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1127841 DEEDQC
04/26/2024 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240426-0030476

WITNESS my hand this 26 day of April, 2024.

Karen Waldron Adkins

Karen Waldron Adkins

State of Tennessee

County of Rutherford

Personally appeared before me, Karen Waldron Adkins, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26 day of April, 2024.

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

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

Karen Waldron Adkins

Affiant Signature

Subscribed and sworn to before me, this 26 day of April, 2024

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, 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 4/26/24 (date of document).

Affiant Signature

4/26/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of April, 2024.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025