QUITCLAIM DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KATHERINE ADAMS	**Same**	
(NAME) **2245 Berrywood Road**	(NAME)	**072-08-0-203.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1130094 DEEDQC
05/02/2024 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240502-0032250

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **KATHERINE ADAMS, AN UNMARRIED WOMAN, AND CHRISTOPHER ADAMS, A MARRIED MAN,** TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **KATHERINE P. ADAMS, AN UNMARRIED WOMAN, AND CHRISTOPHER ADAMS AND PAULA R. ADAMS, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 215 ON THE PLAN OF PLAN OF DALEWOOD, SECTION 3 OF RECORD IN PLAT BOOK 1835, PAGE 20, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SARAH CATHERINE KIRK AND WILLIAM KIRK, WIFE AND HUSBAND BY WARRANTY DEED FROM MICHAEL L. TEANEY, A SINGLE MAN, A ONE-HALF UNDIVIDED INTEREST AND RICHARD DEAN TEANEY AND WIFE, MARGIE P. TEANEY, A ONE -HALF UNDIVIDED INTEREST, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP OF RECORD IN INSTRUMENT NO. 20211217-0166918 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 14, 2021 AND RECORDED ON DECEMBER 17, 2021.

FURTHER BEING THE SAME PROPERTY CONVEYED TO KATHERINE ADAMS, AN UNMARRIED WOMAN, AND CHRISTOPHER ADAMS, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIORSHIP, BY WARRANTY DEED FROM SARAH CATHERINE KIRK AND WILLIAM KIRK, WIFE AND HUSBAND, OF RECORD IN INSTRUMENT NUMBER 20240429-0030783 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 26th day of April 2024.

KATHERINE ADAMS

CHRISTOPHER ADAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared **KATHERINE ADAMS AND CHRISTOPHER ADAMS** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of April 2024.

Notary Signature

My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **April 26, 2024**.

Affiant Signature

May 2, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

2nd day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires