Karen Johnson Davidson County
Batch# 1130718 DEEDQC
05/03/2024 01:07:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20240503-0032697

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 24040008

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd DAY OF May, 2024.

NOTARY PUBLIC

My Commission expires: 2-5-2025

Address of New Owner	Send Tax Bills To:	Tax Information:
Johnny W. Adams, Jr. and **Karen L. Campbell Adams** 1227 Currey Road Nashville, TN 37217	Same	**120-13-0-047.00 &** **134-01-0-033.00 &** **134-01-0-034.00 &** **134-01-0-036.00** **TO BE COMBINED**

QUITCLAIM DEED

For good and valuable consideration, I, **Johnny W. Adams, Jr. and Karen L. Campbell Adams, husband and wife**, do hereby quitclaim and convey unto **L. Broner McCoy, Trustee**, the following described real property, for the express purpose reconveying same to **Johnny W. Adams, Jr. and Karen L. Campbell Adams, husband and wife**, referred to as Grantees, the same real property as one (1) combined taxable parcel of land.

Parcel A (Map/Parcel: 120-13-0-047.00):
Land in Davidson County, Tennessee, being the easterly one-half of the property described in Book 1341, Page 663, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning in the centerline of Currey Road at the northeasterly corner of the property being described in the aforementioned deed of record and being the northeasterly corner of the herein described tract; thence leaving said centerline and running approximately South 1 degree 45' West, 210 feet to the southeasterly corner of the herein described tract; thence running approximately North 89 degrees West, 105 feet to the southwesterly corner of the herein described tract; thence running approximately North 45 degrees West, 210 feet to the centerline of Currey Road; thence with said centerline approximately South 89 degrees East, 105 feet to the point of beginning.

Being the same property conveyed to Karen L. Campbell by Warranty Deed from Margaret Jane Ellis Evans and Betty Jean Ellis Briggs Byrum and Oris Ellis, Jr., dated 07/19/1996 and recorded on 07/25/1996 at Book 10131, Page 565, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Johnny W. Adams, Jr. and Karen L. Campbell, husband and wife, by Quitclaim Deed from Karen L. Campbell dated 04/15/2014 and recorded on 04/16/2014 in Instrument No. 20140416-0031636, RODCT.

*Karen L. Campbell Adams and Karen L. Campbell is one and the same person.

Parcel B (Map/Parcel: 134-01-0-033.00 and 134-01-0-034.00 and 134-01-0-036.00):
Land in the Twenty-Eighth Councilmanic District of Metropolitan Nashville Davidson County, Tennessee, designated as Parcels 33, 34 and 36 on Property Map 134-01 and also being the remaining portion of the property described in Quitclaim Deed to David Lipscomb University, Trustee of record in Book 8920, Page 390, Register's Office for Davidson County, Tennessee, said remaining property being described as follows:

Beginning at the southeasterly corner of Parcel 184, Property Map 120-14 located in the westerly line of Parcel 1, Property Map 134-02 and proceeding; thence, with the westerly line of said Parcel 1, Property Map 134-02, southerly 290 feet, more or less, to the northeasterly property corner of Parcel 37, Property Map 134-01; thence, with the northerly line of said Parcel 37, Property Map 134-01, westerly 291 feet, more or less, to the southeasterly corner of Parcel 36.1, Property Map 134-01; thence, with the easterly line of said Parcel 36.1 and Parcel 35, Property Map 134-01, and Parcel 44, Property Map 120-13, northerly 290 feet, more or less, to the northeasterly corner of said Parcel 44, Property Map 120-13 located in the southerly line of Parcel 46, Property Map 120-13; thence, with the southerly line, in part, of said Parcel 46 and with Parcel 47, Property Map 120-13, and Parcel 184, Property Map 120-14, easterly 295 feet, more or less, to the point of beginning and containing 1.85 acres, more or less, as designated by Davidson County tax information.

Being the same property conveyed to Karen Campbell by Warranty Deed from Lipscomb University, Trustee, dated 12/27/2006 and recorded on 12/28/2006 in Instrument No. 20061228-0160323, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Johnny W. Adams, Jr. and Karen L. Campbell, husband and wife, by Quitclaim Deed of record in Instrument No. 202405030032696, RODCT.

*Karen L. Campbell Adams and Karen L. Campbell and Karen Campbell is one and the same person.

This is improved property generally located:
1227 Currey Road, Nashville, TN 37217

AND NOW I, **L. Broner McCoy, Trustee,** do hereby transfer and convey the hereinabove described property unto **Johnny W. Adams, Jr. and Karen L. Campbell Adams, husband and wife.**

This property is conveyed subject to such encumbrances, easements and restrictions as may affect the premises.

IN WITNESS WHEREOF, **Johnny W. Adams, Jr. and Karen L. Campbell Adams,** have caused this instrument to be executed, this the 3rd day of May, 2024.

Johnny W. Adams, Jr.

Karen L. Campbell Adams

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Johnny W. Adams, Jr. and Karen L. Campbell Adams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 3rd day of May, 2024.

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission expires: 2-5-2025

IN WITNESS WHEREOF, **L. Broner McCoy, Trustee,** has hereunto set his hand this the 3rd day of May, 2024.

L. Broner McCoy, Trustee

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **L. Broner McCoy, as Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 3rd day of May, 2024.

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission expires: 2-5-2025

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 5/3/2024 (date of document).

L. Broner McCoy
Date: 5/3/2024

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 3rd day of May, 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY