Karen Johnson Davidson County
Batch# 1202147 DEEDQC
11/06/2024 07:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241106-0086040

# QUITCLAIM DEED

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 THE 1st DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

WG-QCD-24-1101

**THIS INSTRUMENT WAS PREPARED BY**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Latanya Aisha Adkins and Christopher D Adkins and Daniel L.A. Adkins** | **Same as new owner** | |
| (NAME) | (NAME) | **11805003800** |
| **1101 Clayton Avenue,** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL R ADKINS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LATANYA AISHA ADKINS AND CHRISTOPHER D ADKINS AND DANIEL L.A. ADKINS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the west 20 feet of Lot No. 18 and the east 40 feet of Lot No. 19 on the Map of the Subdivision of the south part of Dr. L.G. Noel's Property, as of record in Book 547, Page 105.

aid parts of said Lots Nos. 18 and 19 adjoin and front together 60 feet on the south side of Clayton Avenue and extend back between parallel lines, 140 feet to a deadline in the rear.

Being the same property conveyed to Mrs. Cornelia R. Adkins, for her sole and separate use, from I.G. Cobham and wife, Brenda A. Cobham, by Warranty Deed, on October 14, 1967, and recorded on October 18, 1967, in Book 4182, Pages 42 —43, Register's Office for Davidson County, Tennessee.

The said Cornelia R. Adkins having since died intestate. Her interest in the subject property vested in Latanya Aisha Adkins, Michael R. Adkins, Christopher D. Adkins, and Daniel L.A. Adkins; her heirs at law, as evidenced by Affidavit of Heirship of Record in Instrument Number 20220718-0082213 in the Register of Deeds for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1101 Clayton Avenue, Nashville, Tennessee 37204**.

Witness my/our hand(s) this the 1st day of November, 2024.

Michael R Adkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st day of November, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

**RETURN TO:**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **11/1/2024** (date of document).

Affiant Signature

Date **11/1/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **1** day of **November**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027