CLOSETRAK

ACRISURE® PARTNER

Karen Johnson
Batch # 1230004
01/24/2025 10 51 03 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250124-0005639

Prepared by and return to:
CloseTrak, LLC
219 South Main Street
Collierville, TN 38017
901-333-1359

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Robert W. Fossett, a married person**, the Grantor herein, for and in consideration of Ten Dollars, the receipt and sufficiency of which is hereby acknowledged, do hereby BARGAIN, SELL, REMISE, RELEASE, QUIT CLAIM and CONVEY unto, **Caroline Adkins and Jonathan Adkins, a married couple,** the Grantee herein, all my right, title, and interest in and to the following described real estate located in the **County of Davidson, State of TN**, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Crievewood, of record in Plat Book 2331, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert W. Fossett by Warranty Deed dated 12/29/2021, from Andrea Thornton Longinotti and David Andrew Longnotti, a married couple, of record in Instrument No. 20220105-0001550, Register's Office for said County.

DISCLAIMER: The preparer of this deed disclaims all responsibility and liability for any consequence from the transfer related to capital gains tax, gift tax, Medicaid ineligibility or penalties, or invalidation of a title policy. The parties hereto acknowledge that the preparer has not provided any advice related to such matter and has suggested that they seek the advice of the appropriate legal and tax professionals related to such matters. By delivery and acceptance of the deed, the parties hereby agree to hold the preparer and its employees harmless from any and all loss related to such matters and indemnify the preparer and its employees for same. Furthermore, the preparer makes no representation as to the status of title to the property described herein. No title search was performed or requested.

{Remainder of This Page Intentionally Left Blank}

IN TESTIMONY WHEREOF, I have executed this instrument this ___ day of January, 2025

Robert W. Fossett

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of said State and County, aforesaid, personally appeared **Robert W. Fossett**, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged the same to be his/her free act and deed

Witness my hand, at office, this 22nd day of January, 2025

Notary Signature

My commission expires

ASHLEY M VELARDE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 12-02-2025

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I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me the 22nd day of January, 2025.

Notary Public
My Commission Expires

ASHLEY M VELARDE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 12-02-2025

Owner's Mailing Address:
Caroline Adkins and Jonathan Adkins
5006 Churchill Drive
Nashville, TN 37211

Property Address:
5006 Churchill Drive
Nashville, TN 37211

Person Responsible for the Payment of Taxes:
Caroline Adkins and Jonathan Adkins
5006 Churchill Drive
Nashville, TN 37211

Parcel ID No.: 147-09-0 011 00