Karen Johnson Davidson County
Batch# 1243209 DEEDQC
03/05/2025 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250305-0016741

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Sherry Lynn May Affiant Subscribed and sworn to before me, this 4th day of March, 2025. Jazmine Young Notary Public My Commission Expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Lyndsay Shea Adams 180 Woodson Lane Nashville, TN 37211	Send Tax Bills To: **New Owner**	Tax Information: 133-07-0-232.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, to **Sherry Lynn May, married** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey to **Lyndsay Shea Adams, unmarried,** her heirs and assigns, all of her interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of PARMA HEIGHTS of record in Book 2133, Page 23, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lyndsay Shea Adams, unmarried and Sherry Lynn May, married, as joint tenants with right of survivorship, by Quitclaim Deed from Timothy Douglas May and Sherry Lynn May, husband and wife, and Lyndsay Shea Adams, as joint tenants with right of survivorship, of record in Instrument No. 20220817-0093206, dated August 9, 2022 and recorded August 17, 2022, in the Register's Office of Davidson County, Tennessee. Said property was not a marital residence of the grantor.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of March 2025.

Sherry Lynn May

Sherry Lynn May

STATE OF TENNESSEE)
COUNTY Davidson)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Sherry Lynn May**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day March 2025.

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jaszmine Young

Notary Public
My Commission Expires: 01/11/2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 4th, 2025

Affiant Signature

03/04/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4th day of March, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY