Karen Johnson Davidson County
Batch # 1257277 DEEDQC
04/08/2025 08 35 09 AM 4 pgs
Fees $22 00 Taxes $0 00
20250408-0026401

This instrument prepared by:
R.H. Pursell
North, Pursell & Ramos, PLC
Attorney-at-Law
414 Union Street, Suite 1850
Philips Plaza
Nashville, Tennessee 37219-1783

QUITCLAIM DEED

Address of New Owner and Send Tax Bills To:	Tax Map and Parcel
Carolyn Adams as Trustee for the Carolyn Delffs Adams Trust	
510 Menees Lane	Map 63
Madison, TN 37115	Parcel 179.00

WITNESSETH:

For and in consideration of the sum of One Dollar ($1.00) the receipt and legal sufficiency of which are hereby acknowledged, Carolyn Adams and husband Aaron Adams, do quitclaim to Carolyn Adams, as Trustee for the Carolyn Delffs Adams Trust, Grantee, Grantee's successors, and assigns, all of Grantor's right, title, and interest in the property, if any, which is more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference.

Said property is conveyed without representations or warranties of any kind and is subject to all limitations, encumbrances, restrictions and other matters as may affect the property.

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.

Witness our hands as of this 10 day of March, 2025.

Carolyn Adams

Carolyn Adams

Aaron Adams

Aaron Adams by: Carolyn Adams

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Carolyn Adams Affiant

Subscribed and sworn to before me the 10 day of March, 2025.

Shantara Franklin Notary Public

My commission expires: April 22, 2028

SHANTARA FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires April 22, 2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared CAROLYN ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, this 10 day of March 2025.

Shantara Franklin Notary Public

My Commission Expires: April 22, 2028



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared CAROLYN ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of Aaron Adams and acknowledged that she executed the same as the free act and deed of Aaron Adams for the purposes therein contained.

Witness my hand, this 10 day of March, 2025.

Shantara Franklin Notary Public

My Commission Expires: April 22, 2028

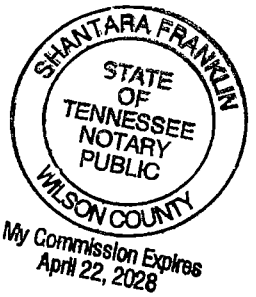


EXHIBIT A

A tract of land in the 11th formerly the 19th Civil District of Davidson County, Tennessee being Lot No. 2 of the Ben C. Donnell property of record in Book 5190, page 156, Register's Office for Davidson County, Tennessee, and described according to a survey made by Bruce Rainey & Assoc., Land Surveyors, dated June 26, 1978, and more particularly described as follows: BEGINNING at a point in the north right-of-way of Menees Lane, said point being the southeast corner of Lot No. 1; thence in a northerly direction N 6 deg. 22' 04" E 600.07 feet to a point; thence in an easterly direction, S 81 deg. 27' 54" E 100.00 feet to a point; thence in a southerly direction S 6 deg. 21' 40" W 596.16 feet to a point, thence in a westerly direction N 83 deg. 42' 33" W 100.00 feet to the point of beginning.

Being the same property conveyed to Carolyn Adams and husband Aaron Adams by deed from Robert L. Sanford and wife, Erika A. Sanford, as sole heirs of Robert Erik Sanford, deceased, of record in Instrument No. 20210907-0119598, Register's Office for Davidson County, Tennessee; the said Robert Erik Sanford having died, leaving as his sole heirs-at-law his parents, Robert L. Sanford and wife, Erika A. Sanford.

This is improved property known as 510 Menees Lane, Madison, TN 37115.