Karen Johnson
Batch # 1296925
07/11/2025 02:14:33 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20250711-0054863

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
JOHN WALTER MCADAMS,
DANA LYNN MCADAMS,
MARY MALONE and MIKE CLAYBORNE
1215 Old Hickory Boulevard
Nashville, Tennessee 37207

SEND TAX BILL TO:
Same

MAP/PARCEL:
051 06 0A 008.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

4M Real Estate LLC, a Tennessee Series Limited Liability Company, by and through it's members, JOHN WALTER MCADAMS, DANA LYNN MCADAMS, MARY MALONE and MIKE CLAYBORNE now convey, release and forever quitclaim from the LLC to themselves as the acting and controlling members of the LLC all their right, title and interest in and to a certain tract of land in **Davidson** County, Tennessee as described as follows:

Land in Davidson County, Tennessee, being Unit I of Royal Property Management, LLC, a Condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Royal Property Management, LLC and Condominium Site shown on Exhibit B of record In Instrument No. 20050817-0097684, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. McAdams and Dana L. McAdams by Warranty Deed from Debby L. Booth, Trustee of the Debby L. Booth Revocable Living Trust Agreement dated February 4, 2021, recorded on May 25, 2023 as Instrument #20230525-0039675, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 4M Real Estate LLC, a Tennessee Series Limited Liability Company by John W. McAdams and Dana L. McAdams, husband and wife, by quitclaim, dated December 6th, 2023 and recorded December 8th, 2023 as Instrument # 20231208-0094792, Register's Office for Davidson County, Tennessee.

The property is commonly known as 724 Due West North, Unit 08, Madison, Tennessee, 37115.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this instrument is to convey title from an LLC managed and owned by four (4) people to the individuals.

I, the above listed grantor, as managing member, conveys the interest of the LLC in the real property to individuals JOHN WALTER MCADAMS, DANA LYNN MCADAMS, MARY MALONE and MIKE CLAYBORNE as TENANTS IN COMMON.

JOHN WALTER MCADAMS

State of Tennessee

County of Davidson

SWORN to and subscribed before me this the 9 day of July 2025.

NOTARY PUBLIC

My commission expires:

1.24.2028

MIKE MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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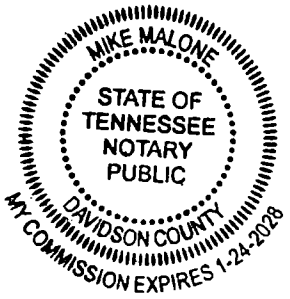
I, the above listed grantor, as managing member, conveys the interest of the LLC in the real property to individuals JOHN WALTER MCADAMS, DANA LYNN MCADAMS, MARY MALONE and MIKE CLAYBORNE as TENANTS IN COMMON.

DANA LYNN MCADAMS

State of Tennessee

County of Davidson

SWORN to and subscribed before me this the 9 day of July 2025.



NOTARY PUBLIC
My commission expires:

1-24-2028

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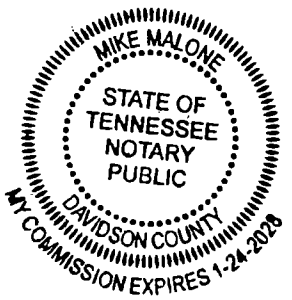
I, the above listed grantor, as managing member, conveys the interest of the LLC in the real property to individuals JOHN WALTER MCADAMS, DANA LYNN MCADAMS, MARY MALONE and MIKE CLAYBORNE as TENANTS IN COMMON.

MARY MALONE

State of Tennessee

County of Davidson

SWORN to and subscribed before me this the 9 day of July 2025.



NOTARY PUBLIC
My commission expires:

1-24-2028

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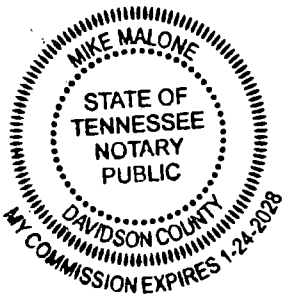
I, the above listed grantor, as managing member, conveys the interest of the LLC in the real property to individuals JOHN WALTER MCADAMS, DANA LYNN MCADAMS, MARY MALONE and MIKE CLAYBORNE as TENANTS IN COMMON.

MIKE CLAYBORNE

State of Tennessee

County of Davidson

SWORN to and subscribed before me this the 9 day of July 2025.



NOTARY PUBLIC
My commission expires:

1.24.2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

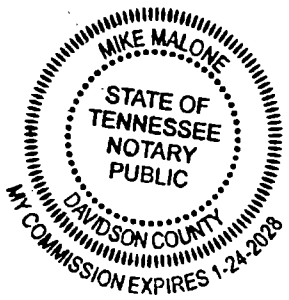
John Walter McAdams

JOHN WALTER MCADAMS

State of Tennessee

County of Davidson

SWORN to and subscribed before me this the 9 day of July 2025.



NOTARY PUBLIC
My commission expires:

1.24.2028

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.