Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Keaton A. Rye, Attorney
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 1300132 DEEDQC
07/21/2025 12:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250721-0057285

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
The Adams Family Revocable Trust 7505 Wilkinson Road Joelton, TN 37080	New Owner	015-00-0-030.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **Will T. Adams and wife, Katherine H. Adams**, hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto **Will Thomas Adams, Jr. and Katherine Ann Adams, Co-Trustees of the Adams Family Revocable Trust u/a/d May 29, 2025**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in the Fourteenth (14th) Civil District of Davidson County, Tennessee being Tract I and Tract II, and more particularly described as follows:

TRACT I:
Land in the Fourteenth (14th) Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, April 7, 1961, as follows:

Beginning at a point in the center line of Wilkerson Road, 35 feet northerly from the center of a culvert which lies at the intersection of Wilkerson Road and Morgan Road; thence South 79 degrees East 50 feet to the center line of a creek which forms the West boundary line of the Frank Stalcup property, and which point is the southeast corner of this property; thence North 4 degrees 51 minutes East 158.4 feet along said creek to a point which is the northeast corner of this property; thence North 89 degrees 41 minutes West 355 feet to a point which is the northwest corner of this property; thence South 5 degrees 21 minutes West 81.1 feet to a point which is 6.5 feet northerly margin of said Morgan Road, South 68 degrees 08 minutes East 50 feet to a point; thence South 78 degrees 05 minutes East 158.9 feet to a point. Which is 25 feet northerly from the northerly margin of said Morgan Road; thence South 79 degrees East 100 feet to the centerline of Wilkerson Road, the point of beginning.

TRACT 2:
Land located in the 14th Civil District of Davidson County, Tennessee, on Wilkerson Road, 158 feet North of intersection of Morgan Road, and Wilkerson Road, joining Gene McCullough 1 acre tract on the South.
Beginning at a point in Sulphur Branch, joining Frank Stalcup lands; running North 89 degrees 40 minutes West 356 feet to a point; Hughes property; thence North 20 degrees East 30 feet to a point; thence South 89 degrees 40 minutes East to Sulphur Branch; thence in a southeasterly direction 30 feet. More or less, to the point of beginning, containing .2 (2/10) of an acre, more or less.

Being the same property conveyed to Will T. Adams and wife, Katherine H. Adams, by Warranty Deed from Paul A. Wair, Jr. unmarried, of record in Book 7626, page 386, dated August 5, 1988, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 7505 Wilkerson Road, Joelton, TN 37080. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such

limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

202507210057285

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of July, 2025.

Grantor:

Will T. Adams

Katherine H. Adams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Will T. Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of July, 2025.

Kelsie Boucher
Notary Public

My commission expires: 3/3/26

KELSIE BOUCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Katherine H. Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of July, 2025.

Kelsie Boucher
Notary Public

My commission expires: 3/3/26

KELSIE BOUCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00.

Jennifer Wilson
AFFIANT

Sworn to and subscribed before me, this 21st day of July, 2025.

Notary Public

My Commission Expires: 12/17/2028

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 17, 2028

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on July 21, 2025.

Signature

July 21, 2025
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

July 21, 2025
Date

My Commission Expires: 12/17/2028

