This Instrument Prepared by:
ASHLEA WOOD-ADAMS
From information provided
By the parties
4745 Buena Vista Pike
Nashville, Tennessee 37218
615-995-5654

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

ASHLEA WOOD-ADAMS

Karen Johnson Davidson County
Batch # 1306851 DEEDQC
08/08/2025 09:30:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250808-0063033

SARA ANN BOYD SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this 8th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: 11/05/28

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Address New Owner: Ashlea Wood-Adams 4745 Buena Vista Pike Nashville, TN 37218	New Owner	Map 59-05 Parcel 304.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and Zero Cents ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Charlton D. Adams** (the "Grantor") does hereby **quitclaim, transfer, and convey** all of Grantor's right, title, and interest, marital or otherwise, in the real property described below to **Ashlea Michelle Wood-Adams** ("Grantee") and her heirs, successors, and assigns forever. The subject property is located in the County of Davidson, State of Tennessee, is known as **3031 Sunnyview Drive, Nashville, Davidson County, Tennessee 37218** (the "Property") and more fully and particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 255B, Buena Vista Estates, Section Six, Zone Lot Division of Lots 255-256, as of record in Book 6900, page 118, 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 Charlton D. Adams and Ashlea Wood-Adams, husband and wife, by deed from Joseph Wood, dated March 25, 2018, Instrument Number 20180326-0028100, Register's

Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Said Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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

Witness my hand this 8th day of August 2025.

GRANTOR:

CHARLTON D. ADAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Charlton D. Adams, to me known to be the person (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal, this 8th day of August 2025.

SARA ANN BOYD SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/05/28