QUITCLAIM DEED

Karen Johnson
Batch # 1311250
08/18/2025 10 10 23 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250818-0065572

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE TRANSFER, WHICHEVER IS GREATER, IS **$0.00.**

Lottie JoAnne Adams
Affiant

Subscribed and sworn to before me this 31st day of July, 2025

Notary Public Kristal Hall Boone
My Commission expires March 4, 2028
(affix seal)

KRISTAL HALL BOONE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY: Kristal Boone, Attorney, 750 Old Hickory Blvd Bldg 2, STE 150, Brentwood, TN 37027		
NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
Lottie JoAnne Adams, Trustee of the Lottie JoAnne Adams Trust, Dated July 31, 2025 678 Huntington Parkway Nashville, TN 37211	Lottie JoAnne Adams, Trustee of the Lottie JoAnne Adams Trust, Dated July 31, 2025 678 Huntington Parkway Nashville, TN 37211	Map-Parcel Numbers 161-6 67 6DU-74052

KNOW ALL MEN BY THESE PRESENTS that Lottie JoAnne Adams, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Lottie JoAnne Adams, Trustee of the Lottie JoAnne Adams Trust Dated July 31, 2025, her heirs and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 52 on the Plan of Huntington Park, Section I, as of record in Book 4175, page 10, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Being the same property conveyed to James Curtis Adams, Sr. and wife, Lottie JoAnne Adams, Warranty Deed from Joel T Bolling and wife, Jeanette Bolling, of record in Book 5331, Page 960-961 in the Register's Office for Davidson County, Tennessee. At the death of James Curtis Adams, Sr., title vested in Lottie JoAnne Adams as surviving tenant by the entirety.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: 678 Huntington Parkway, Nashville, TN 37211.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

WITNESS my hand this 31st day of July, 2025.

Lottie JoAnne Adams

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, Lottie JoAnne Adams, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 31st day of July, 2025.

Notary Public

My Commission expires: March 4, 2029

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON