Prepared by/Return to: **Mark B. Leedom, Esq.** **636 Grassmere Park Drive Suite 130B** **Nashville, TN 37211** Karen Johnson Davidson County Batch# 1358820 DEEDQC 12/17/2025 08:54:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20251217-0100144	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** **The actual consideration or value, whichever is greater, for this transfer is $-0.** Affiant **Subscribed and sworn to before me, this** 3rd **day of** December, **2025.** **Notary Public** **My commission expires:** _____ LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Karen Adkins, Trustee	**Karen Adkins, Trustee**	**118-04-0L-001.00CO**
2215 A Kline Avenue	**2215 A Kline Avenue**	
Nashville, TN 37211	**Nashville, TN 37211**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, GAGE ADKINS, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto KAREN ADKINS, TRUSTEE OF THE KAREN WALDRON ADKINS 2020 TRUST, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A, Homes at 2215 Kline Avenue, established by that Declaration of Covenants, Conditions and Restrictions in Exhibit B of Instrument No. 20170323-0028715, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Gage Adkins by Warranty Deed from Urban Core Homes II, LLC dated 3/14/18 of record in Instrument No. 20180322-0027271, Register's Office for Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal descriptions taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 2215 A Kline Avenue, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 3rd day of December, 2025.

GAGE ADKINS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, the within named Gage Adkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of December, 2025.

My commission expires: –

NOTARY PUBLIC

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Certificate of Authenticity

I, Danielle Watson, 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 exact copy of the original document executed and authenticated according to law on 12/3/25.
Date

D Watson
Affiant Signature

12/3/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 3rd day of December, 2025.

LHahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029