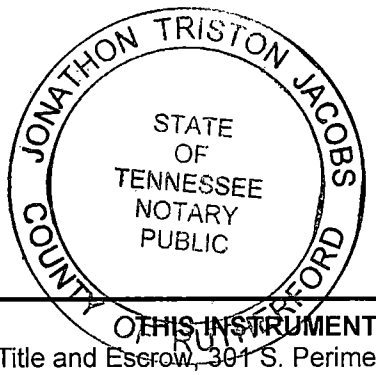
QUITCLAIM DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 8-23-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John McAdams		042-07-0A-056.00
(NAME)	(NAME)	
1215 Old Hickory Boulevard	← Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John McAdams** hereinafter called the Grantor(s), have quitclaimed unto **John McAdams and Dana McAdams,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property known as 871 Heritage Cir Madison, TN 37115, County of Davidson

Being Lot No. 219 on the Plan of the Revised Phase Two, Heritage Square, of record in Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to John McAdams from Eulis E. Biggs and Mary N. Biggs, Trustees under the Biggs Revocable Living Trust, dated January 4, 2010 by Warranty Deed on July 3, 2014, of record in Instrument Number 20140709-0060447, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 871 Heritage Cir, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson
Batch # 1374770
02/02/2026 02:48:23 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260202-0007061

Witness my/our hands this 30th day of January, 2026.

John McAdams

State of Tennessee
County of Davidson

Personally appeared before me John McAdams, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of January, 2026.

Notary Public _____
My Commission Expires: 8-25-27



RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202512010