Karen Johnson Davidson County
Batch# 1438614 DEEDQC
06/26/2026 01:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260626-0058081

This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owner:	Send Tax Bills to:	Map & Parcel:
The Dorothy Ann (Boaz) Adams Living Trust (2026) 2206 Lebanon Pike Nashville, TN 37214	New Owner	095 02 0 134.00

QUITCLAIM DEED

This Quitclaim Deed is made this 23rd day of June 2026, by Dorothy Adams, Grantor, of the City of Nashville, County of Davidson, State of Tennessee, to **The Dorothy Ann (Boaz) Adams Living Trust (2026) U/A/D June 23, 2026,** Grantee, of the City of Nashville, County of Davidson, State of Tennessee.

Grantor, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantee, receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer, convey, remise, release, and forever quitclaim unto **The Dorothy Ann (Boaz) Adams Living Trust (2026) U/A/D June 23, 2026**, all of her right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully described in the description attached hereto and incorporated herein as **Exhibit "A"**. This is improved property commonly known as 2206 Lebanon Pike, Nashville, Tennessee 37214.

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

In witness, Grantor has executed this deed on the date first written above.

Dorothy Adams, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Dorothy Adams**, with whom I am personally acquainted, or who proved to me her identity upon satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Sworn to and subscribed before me this 23rd day of June, 2026.

Amy Christian
Notary Public

My commission expires 5-14-29

AMY CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

The actual consideration or value for this transfer is $0.00.

Dorothy Ann Adams a/k/a
Dorothy Ann Boaz Adams a/k/a
"Dot" Adams, Trustee

Sworn to and subscribed before me this 23rd day of June, 2026.

Amy Christian
Notary Public

My commission expires 5-14-29

AMY CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Exhibit A — Property Description

Being Lot No. 4 on the Plan of Four Acres Subdivision, as of record in Plat Book 2330, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Boyd Adams and wife, Dorothy Adams, by Warranty Deed dated October 26, 2005, from Leo Ridgway and wife, Suzanne Ridgway, of record in Instrument No. 20051107-0134521, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leo Ridgeway and wife, Suzanne Ridgeway, also spelled Ridgway, by Quitclaim Deed dated August 27, 2002, from William Boyd Adams, and wife Dorothy Ann Adams, of record in Instrument No. 20021002-0119474, Register's Office for Davidson County, Tennessee. Leo Ridgeway being one and the same as Leo Ridgway. Suzanne Ridgeway being one and the same as Suzanne Ridgway.

William Boyd Adams passed away June 24, 2025, leaving Dorothy Ann Adams the sole surviving owner of record.

Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or 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 June 23, 2026.

J. Michael Robbins

6-23-26
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 23rd day of June 2026.

Notary Public

My Commission Expires: 5-14-29

AMY CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON