Karen Johnson Davidson County
Batch # 1478064 DEEDQC
09/28/2026 08:41:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260928-0089299

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
MICHAEL CHRISTOPHER ADAMS, Trustee
ADAMS LIVING TRUST dtd 6/26/2026
123 ALLEN DR.
HENDERSONVILLE TN 37075

Send Tax Bills To:
Same

Map and Parcel No.
044 – 11 – 0 – 025.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **MICHAEL ADAMS, and wife, JENNIFER ADAMS ("Grantor")** this day quitclaims, conveys and transfers unto **MICHAEL CHRISTOPHER ADAMS and JENNIFER MAE ADAMS , as Co-Trustees of the ADAMS LIVING TRUST dtd 6/26/2026 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 144 on the Plan of Section "'A'", Village of Old Hickory, as of record in Plat Book 1424, page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to George Brian Dillingham and wife, April Dawn Dillingham by Deed from Harriett Enoch Fuller, dated 12/19/2003 and filed for record on 12/30/2003 in Instrument 200312300183525, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Adams and wife, Jennifer Adams, from George Brian Dillingham and wife, April Dawn Dillingham by Warranty Deed recorded 10/28/2013, of record as Instrument No. 20131028-011744 in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***126 ORCHARD DR OLD HICKORY 37138***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **26th** day of **AUGUST**, **2026**

MICHAEL C. ADAMS, Grantor

JENNIFER ADAMS, Grantor

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 MICHAEL C. ADAMS and JENNIFER ADAMS, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **26th** day of **AUGUST**, **2026**

Notary Public

Commission Expires: 6/15/2030

PEPPER BLACK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

MICHAEL CHRISTOPHER ADAMS, Co- Trustee/Grantee/Affiant

JENNIFER MAE ADAMS, Co-Trustee/Grantee/Affiant

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MICHAEL CHRISTOPHER ADAMS and JENNIFER MAE ADAMS, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained. Sworn to and subscribed to before me, this the **26th** day of **AUGUST**, **2026**

Notary Public

My Commission Expires: 6/15/2030

PEPPER BLACK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY