Karen Johnson Davidson County
Batch# 583746 DEEDWARR
03/04/2021 07:48:30 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20210304-0027919

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Gregg Homebuilding Company, LLC
1400 W. Main Street
Franklin, TN 37064

SEND TAX BILL TO:
Owner

MORTGAGEE:
FirstBank
722 Columbia Ave.
Franklin, TN 37064

Map/Parcel
#15900026200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jefferson Adcock and Adora Evelyn Adcock, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Gregg Homebuilding Company, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 2** on the Plan of **Foster Subdivision**, as shown by plat and survey of record in Instrument #20070103-0001303, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jefferson Adcock and Adora Evelyn Adcock, husband and wife, by Warranty Deed dated May 28, 2015, from Linda H. Johnston and Larry Foster, Trustees of the Henry Rogers Foster Revocable Living Trust of record in Instrument #20150602-0050977, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **unimproved** property known as **1144 Oman Drive, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS, this the **1st** day of **March, 2021.**

Jefferson Adcock

Adora Evelyn Adcock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jefferson Adcock and Adora Evelyn Adcock,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of March, 2021.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/12/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $500,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of March, 2021.

NOTARY PUBLIC

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

My Commission Expires: 10·20·2024

File No. 21026456

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021