Karen Johnson Davidson County
Batch# 602304 DEEDWARR
03/29/2021 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20210329-0040812

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

File Number: 21020171

Subscribed and sworn to before me, this 23rd day of March, 2021.

Notary Public
My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Joshua Ray Adams and Rebecca Lynn Adams	New Owner	173 09 0A 285.00
7095 Sunnywood Dr.		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kim Retlich, Administrator of the Estate of Shelly M. Lorenz-Adair and Christopher Adair, Administrator of the Estate of Kenneth Reed Adair, Jr, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joshua Ray Adams and Rebecca Lynn Adams, husband and wife, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Lenox Village, Phase Four, of record as Instrument No. 20040806-0094784, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Shelly M. Lorenz, an unmarried woman and Kenneth R. Adair, Jr., an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated April 20, 2005 and recorded on May 3, 2005 as Instrument No. 20050503-0049185, Register's Office of Davidson County, Tennessee. The said Shelly M. Lorenz and Kenneth R. Adair Jr., a married couple, having since died on May 28, 2018,

The said Shelly M. Lorenz died intestate May 28, 2018. The estate of Shelly M. Lorenz-Adair was probated in the Probate Court for Rutherford County, Tennessee. Kim Retlich was named Administrator of the Estate of the deceased. The said Kenneth Reed Adair, Jr. died intestate May 28, 2018. The estate of Kenneth Reed Adair, Jr was probated in the Probate Court for Rutherford County, Tennessee. Christopher Adair was named Administrator of the Estate of the deceased. As of February 26, 2021 Christopher Adair and Kim Retlich were permitted by court order, filed in 2-25-20213: 11, to execute any and all documentation required to effectuate the sale and transfer of the real property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7095 Sunnywood Dr., Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14 day of March, 2021.

Estate of Kenneth Reed Adair, Jr

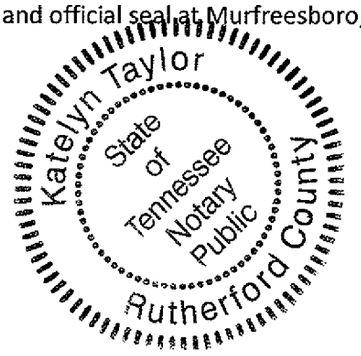
BY: C. Adair

Christopher Adair, Administrator

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher Adair with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administrator for the Estate of Kenneth Reed Adair, Jr and that he is authorized by the Estate of Kenneth Reed Adair, Jr to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 10th day of March, 2021.



Notary Public at Large
My Commission Expires: 9/10/23

Wherever 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 my hand this 16th day of March, 2021.

Estate of Shelly M. Lorenz-Adair

BY: Kim Retlich
Kim Retlich, Administrator

State of Wisconsin
County of Manitowoc

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kim Retlich with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administrator for the Estate of Shelly M. Lorenz-Adair and that she is authorized by the Estate of Shelly M. Lorenz-Adair to execute this instrument on its behalf.

Witness my hand and official seal at City of Kiel, State of WI, this 16th day of March, 2021.

Deborah A Carpenter
Notary Public at Large
My Commission Expires: 8-13-2022

DEBORAH A. CARPENTER NOTARY PUBLIC STATE OF WISCONSIN

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021