Bankers Title

Karen Johnson Davidson County
Batch# 672016 DEEDWARR
07/07/2021 12:36:29 PM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20210707-0091342

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2021.

Notary Public
My Commission Expires: 1-6-25

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

2021-381

Address of New Owner:	Send Tax Bills to:	Tax Information:
William O'Mara Adair & Marisa Adams Adair	New Owner	
1148 Radnor Glen Drive		159-03-0-033.00
Brentwood, TN, 37027		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Alan J. Willett, an unmarried person,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

William O'Mara Adair and Marisa Adams Adair, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Plan of High Ridge Subdivision, Phase Two of record in Plat at Instrument No. 20010129-0008513, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alan J. Willett, an unmarried person by Warranty deed from Art C. Gray and wife, Julie A. Gray of record in Instrument No. 20140904-0080700 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 04, 2014.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1148 Radnor Glen Drive, Brentwood, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 30th day of June, 2021.

Alan J. Willett

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 Alan J. Willett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

