NEW OWNER:
Joshua Adams
306 Binkley Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-503

MAP & PARCEL
147-02-0-058.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 771432 DEEDWARR
12/10/2021 09:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20211210-0163852

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($525,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **James C. Dolinak, an unmarried man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Joshua Adams and Caroline Adams, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 403, as shown on the Plan of Caldwell Hall, Section Two of record in Plat Book 2900, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Property.

Being the same property conveyed to James C. Dolinak, an unmarried man by Warranty Deed from Caroline Hutchison and Danielle Patton, wife and wife of record in Instrument No. 20190506-0042234 Register's Office for Davidson County, Tennessee, dated May 06, 2019 and recorded on May 06, 2019.

Being also known as 306 Binkley Drive, Nashville, Tennessee 37211.

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The actual consideration or value, whichever is greater, for this transfer is $ **525,000.00**.

AFFIANT

Sworn to and subscribed to before me this 6th day of December, 2021.

NOTARY PUBLIC

My commission expires: MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 6th day of December, 2021.

James C. Dolinak

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, James C. Dolinak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of December, 2021.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, do hereby make oath that I am a licensed attorney and/or the 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 12/06/2021 (date of document).

Affiant Signature

12/06/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 6th day of December, 2021.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024