WARRANTY DEED

Karen Johnson Davidson County
Batch# 890621 DEEDWARR
07/18/2022 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220718-0082245

File No.: RES-22-805A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2022.

Notary Public

MY COMMISSION EXPIRES: 9.2.2024
(AFFIX SEAL)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Ferguson and Jessica Dunlap	**New Owner**	118 01 0B 011.00 CO
(NAME)	(NAME)	
805A Knox Avenue Nashville, TN 37204		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JAMES BLAKE ADAMS AND JESSICA LAWSON-ADAMS, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JESSICA LAUREN DUNLAP AND JACOB GILMORE FERGUSON, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 6A established pursuant to the Declaration of Covenants, Conditions and Restrictions Establishing a Planned Unit Development with Private Elements, Kirkwood Glen, of record in Instrument Number 20050923-0114370, subject to the Exhibits recorded in Instrument No. 20050923-0114369, Amendment recorded in Instrument No. 20051014-0124168, Second Amendment recorded in Instrument No. 20110316-0020783 (as fully reflected in Scrivener's Affidavit recorded in Instrument No. 20110701-0050785), in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said [First] Amendment to the Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Blake Adams by Warranty Deed from Steven Henry Rezba, unmarried, dated July 14, 2006, recorded July 17, 2006, in Instrument No. 20060717-0085884, in the Register's Office of Davidson County, Tennessee.

Jessica Lawson-Adams joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 805A Knox Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of July, 2022.

James Blake Adams

Jessica Lawson-Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2022, before me personally appeared James Blake Adams and Jessica Lawson-Adams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2022.

Notary Signature
My commission expires: May 7, 2024



Tennessee Certification of Electronic Document

I, Sarah Like, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7/15/2022.

Affiant Signature

7/15/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of July, 2022.

Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON