Karen Johnson Davidson County
Batch# 915276 DEEDWARR
09/12/2022 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220912-0101716

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jacob Adams
505 Pima Road
Madison, TN 37115

SEND TAX BILL TO:
United Wholesale Mortgage
585 South Blvd E
Pontiac, MI 48341

MAP/PARCEL 042-12-0-037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandon D. Adams, an unmarried man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jacob Adams, a single man, as sole ownership, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of said County, being Lot No. 31 and the westerly half of Lot No. 32 on the subdivision of W.W. Gray's Plan of Lots of Madison, Tennessee, as of Record in Book 974, Page 22, Register's Office for Said County, Said Lot No. 31 and part of Lot No. 32 front together 150 feet on the Southerly side of Walnut Avenue and extends back 143 feet on the Westerly line and 144.5 feet, more or less, on the Easterly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Brandon D. Adams, an unmarried man, and Roger Adams, a married man, as joint tenants with rights of survivorship by Warranty deed from Mary Lucille Spears, unmarried of record in Instrument No. 20141008-0093559 Register's Office for Davidson County, Tennessee, dated October 03, 2014 and recorded on October 08, 2014.

Being the same property conveyed to Brandon D. Adams, unmarried by Quitclaim deed from Brandon D. Adams, an unmarried man, and Roger Adams, a married man, as joint tenants with rights of survivorship of record in Instrument No. 20150804-0077112 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on August 04, 2015.

This is improved property known as: **505 Pima Road, Madison, Tennessee 37115.**

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

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 8th day of September, 2022.

WITNESS MY HAND on this the 8th day of September, 2022.

Brandon D. Adams

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Brandon D. Adams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8th day of September, 2022.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $320,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 220427

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 September 12, 2022

Affiant Signature

Date: 9-12-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12 day of Septmbe, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024