WARRANTY DEED

Karen Johnson Davidson County
Batch# 964641 DEEDWARR
01/26/2023 12:23:30 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20230126-0005992

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $715,000.00

Robert Floyd
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JANUARY, 2023.

Lisa S. Allard
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/24.

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2841LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
David Adams	David Adams	
1702 Temple Avenue	1702 Temple Ave	
Nashville, TN 37215	Nashville, TN 37215	131 03 0 185.00

LISA S. ALLARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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, **ROBERT M. FLOYD AND WIFE, SYDNEY S. FLOYD** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID ADAMS** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 41 on the map of Neil Hunt Subdivision of record in Book 974, Page 19, of the Registers Office for said County.

Said Lot No. 41 fronts 75.15 feet on the Northerly side of Temple Avenue and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Robert M. Floyd and wife, Sydney S. Floyd, by Warranty Deed from Julia Saunders Walker and Kathryn Saunders Stinson, and John E. Acuff, Executor of the Estate of Kathryn P. Saunders, deceased, of record in Book 4985, Page 269, in the Register's Office of Davidson County, Tennessee, dated November 29, 1975, and recorded on January 05, 1976.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Neil Hunt Subdivision, as recorded in Book 974, Page 19. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1129, Page 321 as amended in Book 6104, Page 64. No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property known as 1702 Temple Avenue, Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 26th day of January, 2023.

Robert M. Floyd

Sydney S. Floyd

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ROBERT M. FLOYD AND SYDNEY S. FLOYD, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 26th day of January, 2023.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, 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 January 26, 2023.

Lisa Allard, Affiant January 26, 2023

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this January 26, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024