Karen Johnson Davidson County
Batch# 964690 DEEDWARR
01/26/2023 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,644.65
20230126-0006051

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-67

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of January, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
IBEW Relocations Holdings LLC 201 Donelson Hills Drive Nashville, TN 37214	New Owner	084-13-023.00

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, I/WE,

Brian R. Adams, and wife Erin L. Adams

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IBEW Relocations Holdings LLC, a Delaware Limited Liability Company

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. 98 on the Plan of Donelson Hills of record in Plat Book 2331, Page 22, 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 Brian R. Adams and wife Erin L. Adams by Warranty Deed from Robert Steven Petty and wife, and Nadine G. Petty by and through Jenny Oswalt Attorney-in-Fact as to a 1/2 undivided interest and Mitchell Weld by and through Jenny Oswalt Attorney-in-Fact, to a 1/2 undivided interest, of record in Instrument No. 20080918-0095317, Register's Office for Davidson County, Tennessee, dated July 28, 2008 and recorded on September 18, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 201 Donelson Hills Drive, Nashville, TN 37214

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 so 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.

Dated this the 25th day of January, 2023.

Brian R. Adams

Erin L. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2023, before me personally appeared Brian R. Adams and Erin L. 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 25th day of January, 2023.

Notary Signature
My commission expires: 2-22-2026

CASEY ANN SCHULTZ
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires 02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 1/25/2023.

Affiant Signature

1/26/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/26/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON