THIS INSTRUMENT PREPARED BY:

Limestone Title& Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for the transfer is $400,000.00

Karen Johnson Davidson County
Batch# 969465 **DEEDWARR**
02/10/2023 11:33:57 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20230210-0009919

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 400,000.00
Steve Adams, **Affiant**
Subscribed and sworn before me this the
10 **Day of** Feb, 2023.
A. Hayes, **Deputy Register**

NEW OWNER:
Matthew B. Adams
1038 Battery Lane
Nashville, TN 37215

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
13112007600

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that I/We, Steve E. Adams and wife, Jeanine Adams, Grantors, for and in consideration of Ten and no/100-($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold and by these presents do hereby convey and transfer unto Matthew B. Adams, Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

(See Attached Legal Description)

BEING part of the same property conveyed to Steve E. Adams and wife, Jeanine Adams by deed from Larry Adams as Attorney-in-fact for Ira T. Adams of record in Instrument Number 20140818-0074447 Register's Office for Davidson County, Tennessee.

This is improved property known as 1038 Battery Lane Nashville, Tennessee 37215.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand this the 9 day of February 2023

Steve E. Adams Jeanine Adams

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Steve E. Adams and wife, Jeanine Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood TN (city, state), on this the 9 day of February 2023

Notary Public

My commission expires 11-10-2025
STATE OF: Tennessee
COUNTY OF: Williamson

BECKY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-10-2025

LAND in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 25 on the plan of Zenaida Place, not of record, and more particularly described as follows:

BEGINNING at a point in the center of Battery Lane South 87-1/2 deg. East 633.4 feet, more or less, from the point of intersection of the center lines of Battery Lane and Glendale Park Road, now Scenic Drive, said beginning point being the southwest corner of property conveyed to Grady V. Coleman and wife, by deed of record in Book 3852, page 798, Register's Office for said County, and being North 87-1/2 deg. West 450.1 feet from the southeast corner of Lot No. 25 and the southwest corner of Lot No. 26 of Zenaida Place; thence with the said Grady V. Coleman property line North 1 deg. 15' West 425 feet to an iron pin, said iron pin being North 87-1/2 deg. West 493.4 feet from the northwest corner of Lot No. 26 on said plan; thence with the common boundary between Lot No. 25 and Lot No. 24 on said plan North 87-1/2 deg. West 100 feet to an iron pin; thence with the easterly boundary of the Granville E. Horton, et al., property South 10 deg. West 127.1 feet to a stake at the northwest corner of a shed; thence with the west side of the shed last mentioned and continuing with a fence and the said Horton property line South 5 deg. East 301 feet to a point in the center line of Battery Lane; thence with said center line of Battery Lane South 87-1/2 deg. East 105.3 feet to the point of beginning.