THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6675-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 1057949 **DEEDWARR**
10/05/2023 10 43 41 AM 2 pgs
Fees $13 00 Taxes $1,665 00

20231005-0078427

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Steve E. Adams	owner	
1431 Green Hill Blvd		171-03-0B-199 00-CO
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jaclynne Grosse, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve E. Adams**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No 5 on the A Horizontal Property Regime (Private Element) Phase Two, Section Six, Townhomes of Fredericksburg, R20 Residential PUD, of record in Plat Book 9700, Pages 953 and 954, 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 Jaclynne Grosse, unmarried by Warranty deed from Amanda E Rappa n/k/a Amanda E Barfield, married of record in Instrument No 20180622-0060366 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 22, 2018

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is improved property known as **601 Old Hickory Blvd. #5, Brentwood, TN 37027**

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 we do covenant with the said GRANTEE 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, his 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 hands this the 4 day of October, 2023

Jaclynne Grosse by JAW atty-in-fact

Jaclynne Grosse by James A. Waechter, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Jaclynne Grosse,** as her Attorney in Fact, as the free act and deed of the within named **Jaclynne Grosse.**

Witness my hand and official seal this the 4th day of October, 2023

My Commission expires 5-9-26

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON