Karen Johnson Davidson County
Batch# 1148426 DEEDWARR
06/18/2024 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20240618-0045784

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 9/1/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LWB, LLC	LWB, LLC Same as new owner	043-16-0-011.00
(NAME)	(NAME)	
914 Calloway Drive	P.O. Box 367	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Samuel Q. Adamez, a married man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LWB, LLC, a Tennessee 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. 41 of Block B, on the Revised Plan of Myatt & Eagan Subdivision of Lot No. 8 and part of Lot No. 9 of Anderson Estates, of record in Book 1424, Page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 50.0 feet on the westerly side of Eagan Circle and runs back between lines 187.2 feet on the northerly line and 193.5 feet on the southerly line to a dead line in the rear on which it measures 50.39 feet.

Being the same property conveyed to Samuel Q. Adamez, married from Edward E. Savage and wife, Beverly J. Savage, by Warranty Deed on August 4, 1999, of record in Book 11617, Page 386, Register's Office for Davidson County, Tennessee.

Benita Adamez joins in this conveyance to convey any and all interest marital or otherwise in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (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, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 127 Eagan Cir, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hands this 17th day of June, 2024.

Samuel Q. Adamez

State of Tennessee
County of Davidson

Personally appeared before me Samuel Q. Adamez*, with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2024. * Benita Adamez

Notary Public Judith C. Jacobs
My Commission Expires: 8-21-27

File No.: 202405005

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Ashlee Page, 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 6-17-24.

Affiant Signature

6-17-24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 17TH day of June, 20 24

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on:
01/06/2025
DAVIDSON COUNTY