Name and Address of New Owner:
William Adams Jr
8070 Esterbrook Drive
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1188807 DEEDWARR
10/02/2024 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,663.15
20241002-0076582

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 128-14-0-051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John McKay Tierney and Allison Mary Tierney, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Adams Jr., an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Harpeth Park, Section 2, of record in Book 3700, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 89.91 feet on the northerly side of Esterbrook Drive and runs back between lines 125.64 feet on the westerly side and 179.27 feet on the easterly side to a broken line in the rear on which it measures 92.6 feet and 9.1 feet.

Being the same property conveyed to John McKay Tierney and Allison Mary Tierney, husband and wife, by Warranty Deed dated April 28, 2023 from Kathy B. Spence, a single person, recorded May 1, 2023 in Instrument No. 20230501-0031849 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2024.

_____(SEAL)
John McKay Tierney

_____(SEAL)
Allison Mary Tierney

STATE OF MICHIGAN
COUNTY OF KENT

On this 30th day of September, 2024, before me personally appeared John Tierney and Allison Tierney, 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 30th day of September, 2024.

_____
Notary Signature
My commission expires: 11-26-27

ERIC VELEZ
NOTARY PUBLIC - MICHIGAN
OTTAWA COUNTY
ACTING IN THE COUNTY OF Kent
MY COMMISSION EXPIRES NOVEMBER 26, 2027

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Michigan

COUNTY OF ~~DAVIDSON~~ Kent

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $449,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
~~1st day of October~~, 2024.
Sept 30

Notary Public
My commission expires: 11-26-27
File No. 2024-7273-TS

ERIC VELEZ
NOTARY PUBLIC - MICHIGAN
OTTAWA COUNTY
ACTING IN THE COUNTY OF Kent
MY COMMISSION EXPIRES NOVEMBER 26, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **September 30th, 2024**.

Affiant Signature

09/30/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **30th** day of **September**, 20**24**.

Notary Public

Notary's Seal:

