Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Mary Jo Hark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2024.

Thomas L Bottorff
Notary Public

MY COMMISSION EXPIRES: 6·21·2025
(AFFIX SEAL)

THOMAS L. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1197793 **DEEDWARR**
10/25/2024 09:39:34 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20241025-0082927

07-NSH24-08505

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Georgia Leigh McAdams 523B Eastboro Drive Nashville, TN 37209	~~New Owner~~ Servis first Bank 2500 Woodcrest Place Birmingham AL 35209	091-13-2C-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Jordan Bell, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Georgia Leigh McAdams, a single woman and Charles Gordon McAdams and Leigh Kauffman McAdams, husband and wife, each as to an undivided one half interest,** hereinafter called the Grantees, their successors 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 B, together with the appurtenant interest in the common elements of 523 Eastboro Drive Commons, a Horizontal Property Regime with Private Elements established by Declaration in Instrument No. 20171030-0110949, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached thereto as Exhibit "B" to the aforementioned Declaration, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Jordan Bell, Single man by Warranty deed from L and S Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190607-0054541 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on June 07, 2019.

Jayna Bell, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her martial interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 523B Eastboro Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 23rd day of October, 2024.

Brian Jordan Bell

Brian Jordan Bell

Jayna Bell

Jayna Bell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brian Jordan Bell and Jayna Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 23rd day of October, 2024.

Notary Public

My Commission Expires: Oct 14, 2025

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY