This Instrument Prepared By:
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Muletown Law, P.C.
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

Karen Johnson Davidson County
Batch# 1202586 DEEDWARR
11/07/2024 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20241107-0086662

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **JAMES W. ADAMS, CARLA D. ADAMS, AND CATHY PURDOM,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **HANNA ELIZABETH ADAMS, UNMARRIED WOMAN,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Land in Davison County, Tennessee, being Lot No. 65 on the Plan of Raymond Heights, as of record in Book 1424, Page 141 Register's Office for said County. Said Lot No. 65 fronts 75 feet on the southeasterly side of Loney Drive and runs back 219.5 feet on the northeasterly line and 232.9 feet on the southwesterly line to a dead line in the rear, measuring 77.6 feet thereon.

Being the same property conveyed to Joseph H. Woosley and wife, Edith P. Woosley, from Martin Thomas Binkley and wife, Ava A. Binkley, by Deed dated November 7, 1958 and recorded November 13, 1958, in Book 2813, Page 309 in the Register's Office of Davidson County, Tennessee. Joseph H. Woosley died February 13, 1993, leaving Edith P. Woosley as the sole owner. Edith P. Woosley died on January 06, 2024, and her Last Will and Testament being probated in Davidson County Circuit Court, case number 24P433. The probated Last Will and Testament devises this property to James W. Adams, Carla D. Adams and Cathy Purdom as one-third interest each, brings the real property into the probate estate, and grants the personal representative the right to convey this property. Further being the same property conveyed to James W. Adams, Carla D. Adams, and Cathy Purdom by deed of record in Book 20241106, Page 0086359, Register's Office of Davidson County, Tennessee.

This property is shown on the tax records of Davidson County, Tennessee as Map 106m Group 14, Parcel 058. This property has a physical address of 1982 Loney Drive, Nashville, TN 37210.

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; Subject to the Easement of sanitary and/or storm drainage access conveyed to Metropolitan Department of Water and Sewerage Services, recorded in Book 5002, Page 235 in the official records of the Davidson County Recording Office; Subject to the Covenant, Condition, or Restriction of on Plan of Raymond Heights, recorded in Book 1424, Page 141 in the official records of the Davidson County Recording Office; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on this 5th day of November, 2024.

James W. Adams

Carla D. Adams

Carla D. Adams

Cathy Purdom

Cathy Purdom

STATE OF TENNESSEE
COUNTY OF MAURY

On this 5th day of November, 2024, before me personally appeared **JAMES W. ADAMS, CARLA D. ADAMS, AND CATHY PURDOM,** 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 5th day of November, 2024.

Notary Signature
My commission expires: 9-8-25

SCOTT PILKINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$150,000.00.**

Carla D. Adams
Affiant

Sworn and subscribed to before me,

5th day of November, 2024.

Notary Public

My commission expires: 9-8-25

SCOTT PILKINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

Churchill Mortgage Corporation

1749 Mallory Ln., Ste. 100

Brentwood, TN 37027

NAME AND ADDRESS OF PROPERTY OWNERS:

Hanna Elizabeth Adams

1982 Loney Dr

Nashville TN 37210

MAURY COUNTY
TITLE COMPANY, INC.

805 South Garden Street
P.O. Box 2012
Columbia, TN 38402-2012
Phone (931) 388-4487
Fax (931) 381-3748
www.maurycountytitle.com

Tennessee Certification of Electronic Document

I, Scott Pilkinton, 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 11-5-2024 (date of document).

Affiant Signature

@ 11-5-24
Date

State of Tennessee
County of Maury

Sworn to and subscribed before me this 6th day of November, 2024.

Notary's Signature

My commission expires: 06-25-2025

NOTARY'S SEAL

BRITTANY BREWER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY