This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-4542-MF

Karen Johnson Davidson County
Batch# 1213507 DEEDWARR
12/09/2024 02:14:30 PM 6 pgs
Fees: $33.00 Taxes: $2,405.00
20241209-0095477

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2024.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
La Moda Al Dia, Inc 4714 Nolensville Pike Nashville, TN 37211	Wilson Bank & Trust 207 Legends Drive Lebanon, TN 37087	14712009200

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Richard Gary Adams, Administrator & Heir, and Bryan Kenneth West, Heir, and Adam Scott West, Heir, and Heather Maenche, Heir, and Patricia Kieffer, Heir of Estate of Oliver Keith Adams** (individually and/or collectively, "Grantor"), transfer and convey unto **La Moda Al Dia, Inc, a Tennessee Corporation** (individually and collectively, "Grantee"), 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. 12 on the Map of Tom C. Lamb Subdivision, Section 4, as of record in Plat Book 4675, Page 151, Register's Office for said County, described as follows:

Said Lot No. 12 fronts 69.94 feet on the easterly side of Nolensville Road and extends back between lines 161.20 feet on the northerly line and 155.13 feet on the southerly line to a dead line in the rear on which it measures 69.87 feet thereon.

BEING the same property conveyed to Oliver Keith Adams by Quitdaim Deed from James Oliver Adams of record in Book 7034, Page 333, in the Register's Office for Davidson County, Tennessee, dated November 6, 1986, and recorded on November 7, 1986. Oliver Keith Adams died intestate on May 10, 2024, leaving an Estate of record in Case No. 24P1505 in the Circuit Court for Davidson County, Tennessee (Probate Division).

This is improved property located at: **4714 Nolensville Pike, Nashville, TN 37211.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2024.

GRANTOR:

Estate of Oliver Keith Adams

By: Richard Gary Adams
Richard Gary Adams, Administrator & Heir

By: _____
Bryan Kenneth West, Heir

By: _____
Adam Scott West, Heir

By: _____
Heather Maenche, Heir

By: Patricia Kieffer
Patricia Kieffer, Heir

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Gary Adams, Administrator & Heir of Estate of Oliver Keith and Patricia Kieffer, Heirs of Estate of Oliver Keith Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2024.

_____
Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bryan Kenneth West and Adam Scott West, , Heirs of Estate of Oliver Keith Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2024.

_____
Notary Public
My Commission expires: _____

said land to the said Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2024.

GRANTOR:

Estate of Oliver Keith Adams

By: _____
Richard Gary Adams, Administrator & Heir

By: _____
Bryan Kenneth West, Heir

By: _____
Adam Scott West, Heir

By: _____
Heather Maenche, Heir

By: _____
Patricia Kieffer, Heir

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Gary Adams, Administrator & Heir of Estate of Oliver Keith and Patricia Kieffer, Heirs of Estate of Oliver Keith Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2024.

_____
Notary Public
My Commission expires: _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bryan Kenneth West and Adam Scott West, , Heirs of Estate of Oliver Keith Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2024.

_____
Notary Public
My Commission expires: _____

STATE OF TEXAS
COUNTY OF Collin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heather Maenche, Heir of Estate of Oliver Keith Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2024.

Notary Public
My Commission expires: 4/19/28

JESSICA M WARREN
Notary ID #10459871
My Commission Expires
April 19, 2028

said land to the said Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2024.

GRANTOR:

Estate of Oliver Keith Adams

By: _____
Richard Gary Adams, Administrator & Heir

By: _____
Bryan Kenneth West, Heir

By: _____
Adam Scott West, Heir

By: _____
Heather Maenche, Heir

By: _____
Patricia Kieffer, Heir

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Clay

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Gary Adams, Administrator & Heir of Estate of Oliver Keith and Patricia Kieffer, Heirs of Estate of Oliver Keith Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2024.

OFFICIAL SEAL
JAMI LEWIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/19/2027

Jami Lewis
Notary Public
My Commission expires: 03/19/2027

STATE OF Illinois
COUNTY OF Clay

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bryan Kenneth West and Adam Scott West, , Heirs of Estate of Oliver Keith Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2024.

OFFICIAL SEAL
JAMI LEWIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/19/2027

Jami Lewis
Notary Public
My Commission expires: 03/19/2027

Tennessee Certification of Electronic Document

I, Emma Howard, 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 12/5/24 (date of document).

Emma Howard
Affiant Signature

12/5/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of December, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL