Prepared by:
Prepared and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241249481

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of January, 2025.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2028

Karen Johnson
Batch # 1228737
01/22/2025 10:26:11 AM
Fees: $13.00 Taxes: $3,700.00

Davidson County
DEEDWARR
2 pgs

20250122-0004772

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip Barr Ellenburg and Camden Clark Adams 1711 B Glen Echo Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117-15-2A-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Adams, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Barr Ellenburg and Camden Clark Adams, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the plan of Glen Echo Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Glen Echo Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140414-0031069, amended in Instrument No. 20150615-0056310, Instrument No. 20150619-0059122 and Instrument No. 20150622-0059380, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ANDREW ADAMS, by deed from WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170808-0081001, dated August 7, 2017, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-15-2A-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140414-0031069, Instrument No. 20150615-0056310, Instrument No. 20150619-0059122 and Instrument no. 20150622-0059380 and Assignment of Developers Rights of record in Instrument No. 20160329-0029343 , said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20150225-0016010, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage in Instrument No. 20150225-0016048, said Register's Office.

Right-of-Way Easement of record in Instrument No. 20140519-0042931, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record in instrument No. 20150225-0016033, said Register's Office.

Easement for water line of record in Book 1515, page 192, said Register's Office.

Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20140423-0034204, said Register's Office.

This is improved property located at 1711 B Glen Echo Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of January, 2025.

Andrew Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2025.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____