WARRANTY DEED

Karen Johnson Davidson County
Batch# 1235623 DEEDWARR
02/10/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20250210-0009678

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $695,000.00.

Affiant

Subscribed and sworn to me on Feb. 7th, 2025.

NOTARY PUBLIC

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

KORTALEKELLEY LAW FIRM

A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
(William H. Ball, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37155

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Molly Mae Kwas and Michael Porter Kwas 873 Stirrup Drive Nashville, TN 37221	NEW OWNER	128-15-0-008.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JULIE A. BROOKS and JEFFREY H. ADAMS, BENEFICIARIES OF THE ESTATE OF BENJAMIN F. ADAMS, JR.,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MOLLY MAE KWAS and MICHAEL PORTER KWAS, wife and husband,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 341 on the Plat of Walnut Hill Manor, Section 1, of record in Book 4460 page 108, Register's Office for Davidson County, Tennessee.

Said Lot 341 fronts 100 feet on the westerly margin of Stirrup Drive and extends back 370.9 feet on the northerly line and 384.0 on the southerly line, to a line on the rear on which it measures 100.86 feet.

Being the same property conveyed to Benjamin F. Adams, Jr. by Executor's Quitclaim Deed from Elizabeth R. Taylor and William H. Rowan, III, Co-Executors for the estate of Nancy Caldwell Adams, of record in Instrument No. 20190111-0003102, Register's Office for Davidson County, Tennessee, dated December 17, 2018, and recorded January 11, 2019. Nancy C. Adams having died on September 2, 2016 leaving Benjamin F. Adams, Jr. as the surviving tenant by the entirety.

Benjamin F. Adams, Jr., died testate on or about December 21, 2021. The Estate of Benjamin F. Adams, Jr. being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket #22P288. The Last Will and Testament of Benjamin F. Adams, Jr. bequeaths the subject real property to Julie A. Brooks and Jeffrey H. Adams.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) Plat of record in Plat Book 4460, page 108, Register's Office for Davidson County, Tennessee; (iii) Covenants Conditions and Restrictions of record in Book 4643, page 946, amended in Book 5057, page 885, Book 5440, page 138, and Book 5526, page 322 in the Register's Office for Davidson County, Tennessee; (iv) any public rights of way, utility,

and drainage easements; (v) any zoning and planning ordinances and regulations; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

873 Stirrup Drive, Nashville, TN 37221

(House Number) (Street) (City or Town) (State) (Zip)

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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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/our hand(s) this 7th day of February, 2025.

Julie A. Brooks

Julie A. Brooks, Beneficiary of The Estate of Benjamin F. Adams, Jr.

Jeffrey H. Adams

Jeffrey H. Adams, Beneficiary of The Estate of Benjamin F. Adams, Jr.

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 7th day of February, 2025, before me personally appeared Julie A. Brooks and Jeffrey H. Adams, Beneficiaries of The Estate of Benjamin F. Adams, Jr., to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such their own free act and deed.

J Walker Lewis

Notary Public

My Commission Expires: 11-5-25

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-7-25.

Affiant Signature

1-7-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of February, 2025.

Notary Signature

My Commission Expires: 5-9-26

