Karen Johnson Davidson County
Batch# 1249260 DEEDWARR
03/21/2025 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,260.70
20250321-0021511

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $611,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/28/26
File No. G25-22805

NICHOLAS T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephen Kirby Adkins (NAME)	New Owner (NAME)	172-15-0A-260-00
2129 Benton Hall Court (STREET ADDRESS)	(STREET ADDRESS)	
Columbia, TN 38401 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Franklin J. Myers and Marissa K. Myers, f/k/a Marissa K. Siemen, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Kirby Adkins, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 267 on the Plan of Section Thirteen, Holt Woods of record in Plat Book 9700, Page 598 and 599, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Franklin J. Myers, an unmarried man and Marissa K. Siemen, an unmarried woman, as joint tenants in common with right of survivorship by Deed dated February 21, 2020 from Jeannette Hirschy and Joseph D. Montooth, married, recorded February 24, 2020, in Instrument Number 20200224-0020229, in the Register's Office of Davidson County, Tennessee.

The said Marissa K. Siemen and Marissa K. Myers being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4037 Bryce Rd., Nashville, TN 37211.

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 we do covenant with the said GRANTEES that we 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 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 GRANTEES, their 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.

Witness my/our hand(s) this 20th day of March, 2025.

Franklin J. Myers

Marissa K. Myers

STATE OF Illinois
COUNTY OF Kane

On this 20th day of March, 2025, before me personally appeared Franklin J. Myers and Marissa K. Myers, 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 20th day of March, 2025.

Notary Signature
My commission expires: 7/18/2026

S MANSOOR KHAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 18, 2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 3/21/25 (date of document).

Affiant Signature

3/21/25

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 21st day of March, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202503210021511