Karen Johnson Davidson County
Batch# 1255010 DEEDWARR
04/02/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $11,063.00
20250402-0024916

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLC-23755-24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,990,000.00.

Affiant Edward Bass

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2025

NOTARY PUBLIC

My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Prestige Worldwide Community Property Trust 700 Hill Road Brentwood TN 37027	Same address as new owner	160-07-0-030

FOR AND IN CONSIDERATION of the sum of TWO MILLION NINE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($2,990,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ADAMS & ADAMS, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **The Prestige Worldwide Community Property Trust dated December 17, 2024** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 1 on the Plan of Dunn Meade, being a Re-subdivision of Lot 14 & part of Lot 21, Baxter Heights, not of record, of record in Book 2330, page 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Adams and Adams Builders, LLC, from Michael T. Adams and Travis R. Adams by Quitclaim Deed dated April 10, 2024 and recorded April 10, 2024 in Instrument #20240410-0025422, said Register's Office.

Being the same property conveyed to Michael T. Adams and Travis R. Adams, as tenants in common, from Ann Wilson Goodpasture and Martha Jane Goodpasture, both unmarried, by Warranty Deed dated April 27, 2022 and recorded April 28, 2022 in Instrument #20220428-0049087, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 700 Hill Road, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1st day of April, 2025

GRANTOR(S)

Adams & Adams, LLC, a Tennessee Limited Liability Company

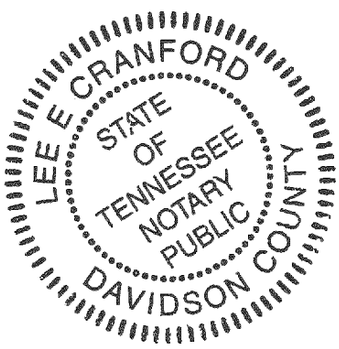
By: Travis R Adams Co-Owner
Travis R. Adams, Co-Owner

By: Michael T Adams Member
Michael T. Adams, Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Travis R. Adams, Owner and Michael T. Adams, Member of the Adams & Adams, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1ST day of April, 2025.



Notary Public

LEE E. CRANFORD
Printed Notary Name

My commission expires: 10/4/

Certificate of Authenticity

I, J. Trent Lehman, 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 4/1/25.

Date

Affiant Signature

4/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of April, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

