Karen Johnson Davidson County
Batch# 1258116 DEEDWARR
04/11/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,478.00
20250411-0027485

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (MHT) Title No.: 63987
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Chris Adams Sarah Adams 3946 Moss Rose Dr. Nashville, TN 37216	CrossCountry Mortgage, LLC 2460 Superior Ave Cleveland, OH 44114

TAX MAP PARCEL NUMBERS: 091113D00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$940,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **5100 Delaware LLC, a Tennessee limited liability company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Chris Adams and Sarah Adams, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 3, as shown on Exhibit "B" to the Declarations of Convenants, Conditions and Restrictions for 5100 Delaware Ave Townhomes, of record in Inst. No. 20230118-0004035, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to 5100 Delaware LLC, a Tennessee limited liability company, by Warranty Deed from Jeff Estepp, dated December 21, 2022 and recorded on December 28, 2022, of record in Inst. No. 20221228-0133229, Register's Office for Davidson County Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Inst. No. 20230118-0004035 said Register's Office, which Plan shows a minimum building setback line and easements to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20230118-0004035, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; and Declaration of Restrictions and Covenants for SCM's for Regulated Residential Infill of record in Inst. No. 20240305-0015348, said Register's Office.

This is improved property, known as 605 51st Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of April, 2025.

5100 Delaware LLC, a Tennessee limited liability company

By: _____
Roddy Story, Vice President

State of Tennessee

County of Davidson

On this 8th day of April, 2025, before me the undersigned authority, personally appeared Josh Ritter, President of 5100 Delaware LLC, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of 5100 Delaware LLC, the within named bargainor, a Tennessee limited liability company, and that such President executed the foregoing instrument for the purpose therein contained, by signing the name of the company by such person as President.

_____
Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $940,000.00.

_____
Affiant

Sworn and subscribed before me this 8 day of April, 2025.

_____

My Commission Expires: _____

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 8. 2025.

Affiant Signature

10th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

