WARRANTY DEED RECORD AND RETURN TO: Limestone Title, LLC 580 Franklin Rd. Suite 203 Franklin, Tennessee 37069 File No.: LNET-24318-24C	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2024 NOTARY PUBLIC My commission expires: 10/4/2027

Karen Johnson Davidson County
Batch# 1262923 DEEDWARR
04/22/2025 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20250422-0030512

THIS INSTRUMENT PREPARED BY: Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: 1404 14th EC, LLC 4900 Centennial Blvd. STE300 PMB# 15 Nashville, TN 37209-1105	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 081-16-0-020

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($265,000.00) 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, **JIM ADAMS, IV, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **1404 14TH EC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee, and being Lot No. 251 on the Plan of D T MCGAVOCK AND OTHERS ADDITION, as of record in Book 21, Page 41, Register's Office for said county. Said Lot No. 251 fronts 50' on the Westerly side of 14th Avenue North, formerly Alberta Avenue, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to C & D Rental Properties, LLC, a Tennessee limited liability company, by Warranty Deed from CLS Rental Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20100902-0069738, Register's Office of Davidson County, Tennessee, dated August 31, 2010 and recorded on September 02, 2010.

Being the same property conveyed to Music City Financial, a Texas limited liability company, by Warranty Deed from C & D Rental Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20240910-0069555, Register's Office of Davidson County, Tennessee, dated September 6, 2024 and recorded on September 10, 2024.

Being the same property conveyed to Jim Adams, IV, a single man, by Warranty Deed from Music City Financial, a Texas limited liability company, of record in Instrument No. 20240910-0069728, Register's Office of Davidson County, Tennessee, dated September 6, 2024 and recorded on September 10, 2024.

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.

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 6th day of September, 2024

GRANTOR(S)

Jim Adams IV

Jim Adams, IV

GRJ

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Hanover

Personally appeared before me, a Notary Public, Jim Adams, IV, 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 6th day of Sept, 2024.

Andrew Ray Yon
REGISTRATION NUMBER
7750341
COMMISSION EXPIRES
August 31, 2026

Notary Public

Andrew Ray Yon

Printed Notary Name

My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

Doc ID: 7e3a121149d7eb049aa60b6ff9aaedb6155e8872

Tennessee Certification of Electronic Document

I, Ryan Beare, 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 September 6, 2024 (date of document).

Affiant Signature

9/6/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of September, 2024.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY