Karen Johnson Davidson County
Batch# 1274643 DEEDWARR
05/19/2025 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $4,514.00
20250519-0039409

WARRANTY DEED

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION TWO HUNDRED TWENTY THOUSAND AND 00/100 (1,220,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/3/2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
THE BRYAN AND NICOLE ADAMS LIVING TRUST (NAME)	**NEW OWNER** (NAME)	**048 00 0 009.00**
4252 Burton Hollow Road Whites Creek, TN 37189 (ADDRESS)	**4252 Burton Hollow Road Nashville, TN 37189** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of May, 2025, the undersigned, **GRADY A. HESTER, JR AND SANDI R. HESTER, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BRYAN R ADAMS AND NICOLE A ADAMS, TRUSTEES OF THE BRYAN AND NICOLE ADAMS LIVING TRUST DATED JANUARY 11, 2023, AND ANY AEMNDMENTS HERETO,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4252 BURTON HOLLOW ROAD, WHITES CREEK, TN 37189** and more particularly described as follows:

Beginning at an iron rod set, being in the northern right-of-way Burton Hollow Road, and being the southwest corner of a tract owned by Edward Haggard as of record in deed book 5716 page 876 R.O.D.C., Tn. and being the southeast corner of this tract, THENCE: with the northern right-of-way Burton Hollow Road for the next ten calls, S 67-48-57 W, 90.62' to a point, THENCE: S 68-27-43 W, 100.74' to a point, THENCE: S 75-30-55 W, 82.78' to a point, THENCE: N 83-20-03 W, 98.1 0' to a point, THENCE: N 88-23-16 W, 78.62' to a point, THENCE: S 80-05-03 W, 50.45' to a point, THENCE: 77-14-54 W, 86.39' to a point, THENCE: S 71-43-02 W, 77.20' to a point, THENCE: S 65-22-01 W, 125.13' to a point, THENCE: S 71-06-38 W, 81.77' to an iron pin found, THENCE: with the easterly line of a tract owned by Subhadra Gunawardana as of record in Instrument 20090617-0056395, N 03-03-42 E, 789.92' to a planted stone, also being the southeast corner of a tract owned by Ronald B. Buchanan as of record in Deed Book 6945, Page 42 R.O.D.C., Tn., THENCE: with the easterly line of Buchanan, N 04-45-08 E, 650.49' to a corner post, THENCE: N 59-37-48 E, 193.25' to an iron rod found by an 48" Hackberry, being the northwest corner of a tract owned by Barbara L. Graves as of record in Deed Book 5654, Page 37 R.O.D.C., Tn., THENCE: with the westerly line of Graves, S 39-28-00 E, 970.84' to an iron rod found, THENCE: S 50-32-00 W, 264.76' to an iron rod, THENCE: S 21-00-00 E, 437.10' to the point of beginning containing 19.97 acres more or less.

This parcel is granted a 10' private sewer easement across the northern right-of-way of Burton Hollow Road through Map 48 Parcel 222.00 by Edward Haggard as of record in Deed Book 5716, Page 876.

This parcel is granted a 20' easement along the eastern boundary of pond by Edward Haggrd as of record in Deed Book 5716, Page 876.

This parcel grants a 20' public sewer easement along the northern right-of-way of Burton Hollow Road.

Being the same property conveyed to GRADY A. HESTER, JR. and SANDI R. HESTER, husband and wife, by Warranty Deed from EDWARD HAGGARD, unmarried, of record in Instrument No. 20100803-0060837, in the Register's Office for Davidson County, Tennessee, dated May 14, 2010, and recorded on August 3, 2010.

Less and Except that portion of land conveyed to SIMMONS INVESTMENT COMPANY, LLC, a North Carolina Limited Liability Company, of record in Instrument No. 20220328-0035096, and described as follows:

Being a tract of land located in the 14th Civil District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at a mag spike with washer marked 'W&A Engineering", set in asphalt in the northerly margin of Burton Hollow Road, being the southeast corner of the tract owned by Grady A. & Sandi R. Hester of record in Instrument Number 20100803-0060837, in the Register's Office of Davidson County (R.O.D.C.. TN) and the southwest corner of the Simmons Investment Company, LLC of record in Instrument Number 20210903-0118749, R.O.D.C.,TN; thence continuing with the northerly margin of Burton Hollow Road South 71 degrees 33 minutes 56 seconds West, a distance of 47.00 feet to a mag spike with washer marked "W&A Engineering", set in asphalt; thence leaving the margin of said road North 17 degrees 54 minutes 09 seconds West, a distance of 454.12 feet to a 1/2-inch rebar with yellow cap marked "W&A Eng.", set at the angle point of a fence, flush with grade, and being the Point of Beginning of the tract described herein; thence continuing with the newly established property line, which defines the property being conveyed to Simmons Investment Company, LLC herein for the next six (6) calls:

1.) thence continuing with said fence line North 03 degrees 06 minutes 19 seconds West, a distance of 94.45 feet to a 1/2-inch rebar with yellow cap marked "W&A Eng.", set flush with grade;

2.) thence North 65 degrees 04 minutes 35 seconds East a distance of 121.28 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng." set flush with grade;

3.) thence North 54 degrees 57 minutes 10 seconds East a distance of 46.96 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng." set flush with grade;

4.) thence North 36 degrees 42 minutes 56 seconds East a distance of 49.27 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng." set flush with grade, being on the West line of the tract owned by Barbara Graves of record in Deed Book 5654, Page 37, R.O.D.C.,TN, and being the northeast corner of the tract described herein;

5.) thence continuing with the westerly line of Graves South 36 degrees 22 minutes 09 seconds East a distance of 68.16 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng." set flush with grade;

6.) thence leaving the line of Graves South 53 degrees 37 minutes 51 seconds West for a distance of 264.76 feet to the Point of Beginning of the herein described tract, having an area of 15,430.4± square feet or 0.35± acres more or less.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of May, 2025.

GRANTOR: GRADY A. HESTER JR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **GRADY A. HESTER JR**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of May, 2025.

Notary Public

5/3/2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR: SANDI R. HESTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SANDI R. HESTER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument. appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of May, 2025.

Notary Public

5/3/2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 19, 2025

Affiant Signature

5/19/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 19 day of May, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY