Karen Johnson Davidson County
Batch# 1310421 DEEDWARR
08/15/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250815-0065132

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0322

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maryann Jones	NEW OWNER	Map: 075-15-0A-315.00CO
(NAME) P.O. Box 63	(NAME)	
(ADDRESS) Reagan, TN 38368	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MATHEW Q. ADAMS, PERSONAL REPRESENTATIVE OF THE ESTATE OF BEN PASCHAL ADAMS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARYANN JONES, A MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 315, as shown on the plan of Stoners Glen, Phase Four, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 200005260052723 and amended in Instruments 200012150123565, 200201150006136, 200401150006286, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Ben P. Adams and wife, Mary G. Adams, by deed from Edna M. Mattox, unmarried, of record in Instrument No. 20110818-0063947, dated August 17, 2011, Register's Office for said County. The said Mary G. Adams died October 23, 2024, and title vested in Ben P. Adams, as surviving tenant by the entirety. The said Ben P. Adams died testate on May 16, 2025. The Grantor herein executes this instrument as Personal Representative of the Estate of Ben Paschal Adams pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 25P1170. Ben P. Adams and Ben Paschal Adams being one and the same person.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20040107-0002851, and corrected in Instrument No. 20040712-0082694, said Register's Office; (3) Charter for Homeowners Association of record in Instrument No. 200005260052724 and Instrument No. 20020116-0006779, in the Register's Office for Davidson County, Tennessee; (4) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20020115-0006137, in the Register's Office for Davidson County, Tennessee; (5) Drainage Easement of record in Book 8140, Page 361, in the Register's Office for Davidson County, Tennessee; (6) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180730-0073902, in the Register's Office for Davidson County, Tennessee; (7) Easement to First

Suburban Utility District of record in Book 6838, Page 490, in the Register's Office for Davidson County, Tennessee; (8) Easement to L & N Railroad of record in Book 4771, Page 495, in the Register's Office for Davidson County, Tennessee; (9) All matters of record in Instrument No. 20000505-0045403, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 200005260052723, amended in Instrument No. 20001215-0123565, Instrument No. 20020115-0006136, Instrument No. 20040115-0006286, Instrument No. 20160829-0090242 and Instrument No. 20220726-0085300, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 315 Wiles Court, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 our hands this 14th day of August, 2025.

The Estate of Ben Paschal Adams

BY: _____
Mathew Q. Adams, Personal Representative

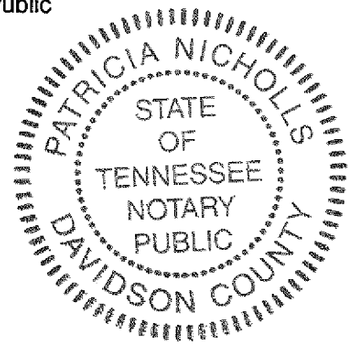
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mathew Q. Adams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Personal Representative of The Estate of Ben Paschal Adams the within named bargainer, and that he as such Personal Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of August, 2025.

My Commission Expires: 1/24/28

_____
Notary Public



Certification of Recorded Documents

I, Karen Suggs, 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 August 15, 2025.

Karen Suggs
(AFFIANT) – Karen Suggs

08/15/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of August, 2025.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY