This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-6418-SL

Karen Johnson Davidson County
Batch# 1311068 DEEDWARR
08/15/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,656.60
20250815-0065316

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $718,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2025.

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 6/23/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam R. DesPres and Holly A. DesPres 6207 Harding Pike Nashville, TN 37205	New Owner	129-08-0-078.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Brian M. Conley, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Adam R. DesPres and Holly A. DesPres, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Warner Park Valley, Section 1 of record in Plat Book 3600, Page (s) 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian M. Conley, an unmarried man by Warranty Deed from Mark Bartel and Sandy Bartel of record in Instrument No. 20181109-0111180 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on November 09, 2018.

This is improved property located at: **6207 Harding Pike, Nashville, TN 37205**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2025.

2025-0649

GRANTOR:

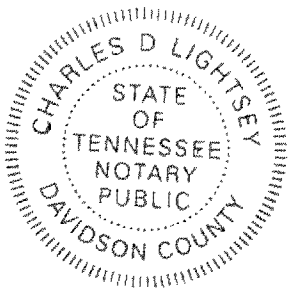
Brian M. Conley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian M. Conley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of July, 2025.

Notary Public
My Commission expires: 3/9/26



202508150065316

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/25/25 (date of document).

Affiant Signature

8/14/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON