Karen Johnson Davidson County
Batch# 1313516 DEEDWARR
08/21/2025 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $510.60
20250821-0067182

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $138,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of August, 2025.

NOTARY PUBLIC

My commission expires: 12.19.2028

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Adam & Jacobson Investments, LLC	SAME AS NEW OWNER	043-07-0-005.00
(NAME)	(NAME)	
1401 3rd Ave, North #402A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Roger L. Newland, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Adam & Jacobson Investments, LLC, a Tennessee limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 13, as shown on the map entitled Anderson Estates, of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and Lot No. 145 of the Resubdivision of Lot Nos. 1 and 13 of said Anderson Estates, not of record, and being more particularly described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946 as follows:

BEGINNING on the easterly margin of Scalf Drive at the southwest corner of the property conveyed Santiago Osorio Jeronimo and Sandra Ajualip Alvarez, husband and wife (Instrument No. 20230823-0065963, Register's Office for Davidson County, Tennessee; formerly Davenport), being the corner of Lot Nos. 144 and 145; thence with the line between said two lots eastwardly 170.6 feet to the corner of Lot Nos. 136, 137, 144 and 145; thence with the line between Lot Nos. 136 and 145, southwardly 50 feet to the corner of Lot Nos. 135, 136, 145 and 146; thence with the line between Lot Nos. 145 and 146 westwardly 170.1 feet to the easterly margin of Scalf Drive; thence with the same northwardly 50 feet to the beginning.

Being the same property conveyed to Roger L. Newland et ux Phuyllis A. Newland, by deed from Mary Etta Chandler, a widow, of record in Book 6524, page 9, dated March 29, 1985, as re-recorded Book 6532, page 177, said Register's Office.

PHYLLIS ANN NEWLAND having since died on or about July 17, 1990, leaving ROGER L. NEWLAND as the surviving tenant by the entirety.

Robert Newland being appointed as Conservator for Roger L. Newland. See Letters of Conservatorship and Order Approving Sale of Real Property in Docket No, 25P518 in the First Circuit Court for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 320 Scalf Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of August, 2025.

Robert Newland, Conservator for Roger L. Newland

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Newland as Conservator for Roger L. Newland, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of August, 2025.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

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 August 18. 2025.

Affiant Signature

21st day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028