Karen Johnson Davidson County
Batch# 1314068 DEEDWARR
08/25/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20250825-0067945

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ABBEY WINDLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $865,000.00 Affiant Subscribed and sworn to before me, this 15th day of August, 2025. Notary Public My Commission Expires: 7/6/2026

WARRANTY DEED

Address New Owner: Neville Adams and Jana Adams 100 Claytie South, Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 141-15-0D-079-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSE D. RENTZ AND ANNA RENTZ, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NEVILLE ADAMS AND JANA ADAMS, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 79, on the Plan of Revision Lot 79, Phase II, Sheffield on the Harpeth, as of record in Book 8250, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jesse D. Rentz and Anna Rentz, husband and wife by Deed dated May 17, 2021 from Edward Braxton Leaberry and Teresa Chapman Leaberry, husband and wife, recorded May 19, 2021, in Instrument Number 202105190067988, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **100 Claytie South, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of August, 2025.

JESSE D. RENTZ

ANNA RENTZ

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSE D. RENTZ AND ANNA RENTZ**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of August 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **8/25/2025** (date of document).

Affiant Signature

8/25/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **August**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY