STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000 00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2025.

Notary Public

My commission expires 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Karen Johnson
Batch # 1316909
09/02/2025 11 08 01 AM
Fees $13 00 Taxes $2,590 00

Davidson County)
DEEDWARR
2 pgs

20250902-0069903

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-P-25-4710B

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Megan K. Adams and Brad H. Buchanan	First Community Mortgage	091-11-0-438.00
4710 B Illinois Ave	262 Robert Rose Drive	
Nashville, TN 37209	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Bryce Patrick Jenney and Madeline Jane Jenney, Co-Trustees for The Jenney Family Revocable Trust dated February 2, 2023

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Megan K. Adams, an unmarried woman and Brad H. Buchanan, an unmarried man, as tenants in common with rights of survivorship

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 621 of Block No Plan No 1, west Nashville as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County Tennessee, in which Plan reference is hereby made for a more complete description Being the same property conveyed to Bryce Jenney and Madeline J Harland, as Joint Tenants with right of survivorship by Warranty Deed from 4710 Illinois, LLC, a Tennessee limited liability company of record in Instrument No 20170613-0059363 Register's Office for Davidson County, Tennessee, dated June 07, 2017 and recorded on June 13, 2017 Being the same property conveyed to Madeline Jenney and Bryce Jenney, husband and wife, as tenants by the entirety by Quitclaim Deed from Bryce Jenney and Madeline J Harland NKA Madeline Jenney, as Joint tenants with right of Survivorship of record in Instrument No 20230208-0009264 Register's Office for Davidson County, Tennessee, dated February 01, 2023 and recorded on February 08, 2023

Being the same property conveyed to Madeline Jenney and Bryce Jenney, Co-Trustees of The Jenney Family Revocable Trust dated February 01, 2023 by Quitclaim Deed from Bryce Jenney and Madeline Jenney, husband and wife, as tenants by the entirety of record in Instrument No 20230208-0009265 Register's Office for Davidson County, Tennessee, dated February 01, 2023 and recorded on February 08, 2023

This is improved property known as **4710 B Illinois Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of August, 2025

The Jenney Family Revocable Trust dated February 2, 2023

BY Bryce P. Jenney
Bryce Patrick Jenney, Co-Trustee

BY Madeline Jane Jenney
Madeline Jane Jenney, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Bryce Patrick Jenney and Madeine Jane Jenney, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are Co-Trustees of The The Jenney Family Revocable Trust dated February 1, 2023 and that as Co-Trustees they are authorized by the Trust to execute the within instrument as its Co-Trustees and further acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 27th day of August, 2025

Michelle W Locke
Notary Public
My Commission Expires 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No 25-002514-524