This instrument prepared by:
Joel R. Hooper
Legacy Law Group, PLLC
P O Box 546
Brentwood, TN 37024-0546

Record and return to:
Same as preparer

Karen Johnson
Batch # 1317997
09/04/2025 08 56 48 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDWARRSP
2 pgs
20250904-0070530

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Christi Beth Adams Robert O. Kennedy, Jr. 966 Greerland Drive Nashville, TN 37204	Same as New Owner	132-01-0-075.00

SPECIAL WARRANTY DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Christi B. Adams**, hereinafter called Grantor, has bargained and sold, and does hereby transfer and convey unto **Christi Beth Adams and husband, Robert O. Kennedy, Jr.**, hereinafter called Grantees, their heirs, successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 118 on the plan of Rolling Meadows of record in Plat Book 1424, Pages 98 and 99, 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 Christi B. Adams, an unmarried woman, by deed from Michael D. Johnson, unmarried, of record in Instrument No. 20190903-0088388, Register's Office for Davidson County, Tennessee. Christi B. Adams, an unmarried woman, is the same person as Christi Beth Adams, now married to Robert O. Kennedy, Jr.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year, all matters shown on the Plan of Rolling Meadows of record, easement for water rights of record in Book 1141, Page 378, and all easements, covenants, conditions, restrictions, liens, encumbrances and other matters of record.

This is improved property known as 966 Greerland Drive, Nashville, Tennessee 37204.

Grantor intends by this instrument to **create an estate by the entirety** with Grantor's spouse in and to the entire interest in the property previously held by Grantor. The actual consideration or value, whichever is greater, for this transfer is $0.00. This transfer creates a tenancy by the entirety.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their heirs, successors and assigns in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantor does now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns, against all persons claiming the same from, through or under Grantor, but not further or otherwise.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 my hand on September 2nd, 2025.

Christi B. Adams

Christi B. Adams, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Christi B. Adams, with whom I am personally acquainted and who upon oath acknowledged she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Sept. 2nd, 2025.

Mariah K Medlin

Notary Public

My Commission Expires: _____

MARIAH K MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES JAN 22, 2029