Karen Johnson Davidson County
Batch# 1330283 DEEDWARR
10/03/2025 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20251003-0079150

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of October, 2025. Notary Public My commission expires: 1/24/2028

RACHEL K. WILKIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number(s)
TN Real Estate Now, LLC	New Owner(s)	043-07-0-005.00
1000 Sutton Hill Road		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TN REAL ESTATE NOW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being Lot No. 145 of the Resubdivision of Lot Nos. 1 and 13 of said Anderson Estates, not of record, 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 to Robert Davenport, Jr. and wife Alma Carol Davenport, by deed from William W. Ferguson and wife, of record in Book 2549, page 248, said Register's Office, 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 Phyllis A. Newland by Warranty Deed from Mary Etta Chandler, a widow of record in Book 6524, Page 9, Register's Office for Davidson County, Tennessee, dated March 29, 1985 and recorded on April 02, 1985 and Re-Recorded in Book 6532, Page 177.

Phyllis Ann Newland died on or about July 17, 1990, leaving Roger L. Newland as the surviving tenant by the entirety.

Being the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee limited liability company by Warranty Deed from Roger L. Newland, an unmarried man of record in Instrument No. 20250821-0067182 Register's Office for Davidson County, Tennessee, dated August 18, 2025 and recorded on August 21, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 320 Scalf Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2025.

Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company

By:_____
Morgan Adam Less, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Morgan Adam Less, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2025.

_____
Notary Public

My Commission Expires: 6-18-2029

JATIN A SHAH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 6-18-2029

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TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/2/25 (date of document).

Jennifer L. Pennell

10/3/25

Date

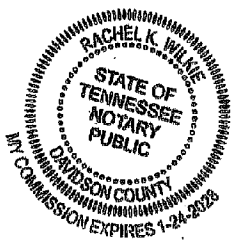
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/3, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal