WARRANTY DEED

Karen Johnson Davidson County
Batch# 1338552 DEEDWARR
10/27/2025 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,809.30
20251027-0084991

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-24-2027

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-498

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam Zachary Breister	Same as new owner	081 15 0 639.00
(NAME)	(NAME)	
1905A Formosa Street	**Property**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeramy Freeman, a married man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Adam Zachary Breister, an unmarried man** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1905A Formosa Street, Nashville, TN 37208.

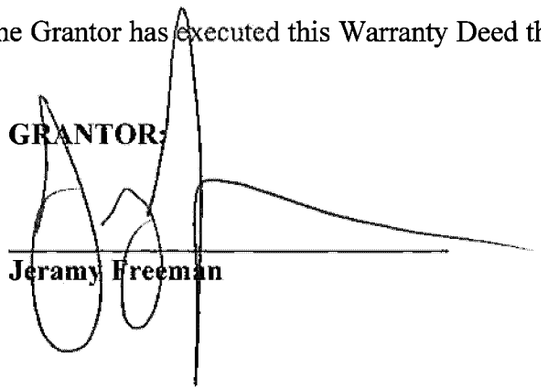
TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantor covenants with Grantee that Grantor owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 21st day of October, 2025.

GRANTOR:



Jeramy Freeman

STATE OF MISSOURI)

COUNTY OF ST. LOUIS)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jeramy Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 21ST day of October, 2025.

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027

Tammy Rene Hyde Lee
Notary Public

My Commission Expires: 08/26/2027

EXHIBIT " A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot 2, FORMOSA HEIGHTS, as shown on plat of record in Instrument No. 20161229-0136892, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeramy Freeman, single man, by Warranty Deed from Urban Core Homes II, LLC, a Tennessee limited liability company, of record in Instrument No. 20171101-0111729, in the Register's Office of Davidson County, Tennessee, dated October 31, 2017 and recorded on November 01, 2017.

Certificate of Authenticity

I, Krystal Schuster, 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 **10/21/25**.

Date

Affiant Signature

10/21/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **October**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)