Karen Johnson Davidson County
Batch# 1342236 DEEDWARR
11/05/2025 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20251105-0088208

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 12.19.28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Urban Gate Properties, LLC	NEW OWNER	Map: 096-11-0A-021.00CO
(NAME) 718 McFerrin Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MATHEW Q. ADAMS, EXECUTOR OF THE ESTATE OF BEN PASCHAL ADAMS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

URBAN GATE PROPERTIES, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit #C5, on the Plan of Hickory Place Condominiums, of record in Book 6472, Page 435, re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ben P. Adams and wife, Gwen Adams, by deed from Michael E. Vickroy, of record in Instrument No. 20010320-0026606, dated March 16, 2001, Register's Office for said County. The said Gwen Adams aka Mary G. Adams died October 23, 2024 and title vested in Ben P.

Adams as surviving tenant by the entirety. The said Ben P. Adams died testate on May 16, 2025. The Grantor herein executes this instrument as Executor of the Estate of Ben P. Adams pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 25P-1170.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and paid by the Grantors; (2) Sewer Easement of record in Book 6391, Page 482, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6472, Page 435, re-recorded in Book 6476, Page 663, amended in Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187, Book 7015, Page 192 , and Book 6472, Page 456, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 422 Stewarts Ferry Pike, ~~Hermitage,~~ Nashville, TN ~~37076~~ 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 31st day of October, 2025.

The Estate of Ben Paschal Adams

BY: _____
Mathew Q. Adams, Executor

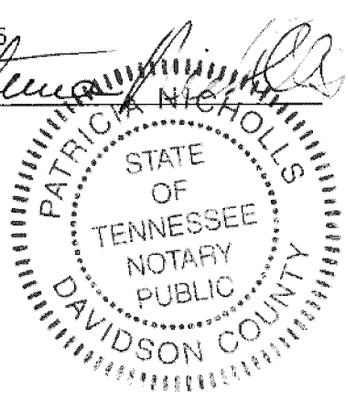
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mathew Q. Adams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of The Estate of Ben Paschal Adams, the within named bargainer, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2025.

My Commission Expires: 1/24/28

_____
Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 31. 2025.

Affiant Signature

5th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028