This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7586-TM

Karen Johnson Davidson County
Batch# 1353246 DEEDWARR
12/03/2025 01:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,050.80
20251203-0095971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $284,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2025.

Notary Public
My Commission Expires: 12/16/2028

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John White and Eve White 735 Tulip Grove Road Hermitage, TN 37076	New Owner	075 12 0F 080.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Fredrick S. Adams, Executor of the Estate of Traci Wolf Adams a/k/a Traci Jacqueline Adams a/k/a Traci Adams, and Frederick S. Adams, Jr., and his successors, as Trustee of the Kathryn Caroline Adams Trust u/a/d September 12, 2022, as devisee under the Last Will and Testament of Traci Wolf Adams, deceased** (individually and/or collectively, "Grantor"), transfer and convey unto **Genevieve Grace White, John Lester White and Eve White husband and wife** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 80 a.k.a. Unit 205, TULIP COVE TOWNHOMES, as shown on plat of record in "Exhibit B" in the declaration of covenants, Conditions and Restrictions filed of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699, 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 Traci Adams, by Trustee's Quitclaim Deed from Donna R. Garrett-Wolfe, as trustee of the R. B. Wolfe Trust for Traci Adams dated June 10, 2011, of record in Instrument No. 20190812-0080044, in the Register's Office of Davidson County, Tennessee, dated July 26, 2019 and recorded on August 12, 2019. The said Traci Adams died on September 14, 2022, testate, devising subject property to Frederick S. Adams, Jr., and his successors, as Trustee, of the Kathryn Caroline Adams Trust dated September 12, 2022. See Probate Case No. 24P121, Davidson County in the Seventh Circuit Court.

Being the same property conveyed to R. B. Wolfe, Trustee of the R. B. Wolfe Trust for Traci Adams dated June 10, 2011, by Quitclaim Deed from R. B. Wolfe, of record in Instrument No. 20110708-0052436, in the Register's Office of Davidson County, Tennessee, dated June 10, 2011 and recorded on July 08, 2011. The said R. B. Wolfe died on November 14, 2018.

Being the same property conveyed to R. B. Wolfe, by Quitclaim Deed from Traci Adams, of record in Instrument No. 20110614-0045378, in the Register's Office of Davidson County, Tennessee, dated June 10, 2011 and recorded on June 14, 2011.

Being the same property conveyed to Traci Adams, an unmarried woman, by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company, of record in Instrument No. 20100503-0033629, in the Register's Office of Davidson County, Tennessee, dated April 30, 2010 and recorded on May 03, 2010.

This is improved property located at: **735 Tulip Grove Road, #205, Hermitage, TN 37076.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this ~~25th~~ 24th day of November, 2025.

GRANTOR:

Estate of Traci Wolfe Adams

By:_____ EXECUTOR
Fredrick S. Adams, Jr., Executor

The Kathryn Caroline Adams Trust dated September 12, 2022

By:_____ TRUSTEE
Frederick S. Adams, Jr., Trustee

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fredrick S. Adams, Jr., Executor of Estate of Traci Wolfe Adams, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the executor of The Estate of Traci Wolfe Adams and as such Executor executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of November, 2025.

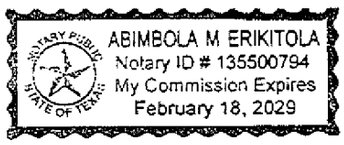
ASIMBOLA M ERIKITOLA
Notary ID # 135500794
My Commission Expires
February 18, 2029

Abimbola M Erikitola
Notary Public
My Commission expires: 02/18/2029

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frederick S. Adams, Jr., Trustee of The Kathryn Caroline Adams Trust dated September 12, 2022, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of The Kathryn Caroline Adams Trust, as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~25th~~ 24th day of November, 2025.



Abimbola M Erikitola

Notary Public
My Commission expires: 02/18/2029

202512030095971

Certificate of Authenticity

I, Barbara McGinty, 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 11/24/2025 (date of document).

Affiant Signature

Date 12/1/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER