WARRANTY DEED

Karen Johnson Davidson County
Batch# 1356449 DEEDWARR
12/10/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20251210-0098242

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED THIRTY THOUSAND AND 00/100 (730,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11.22.2029
(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JUSTIN CALDWELL AND LINDSEY DUDGEON (NAME)	**NEW OWNER** (NAME)	**090 12 0 006.00**
6416 EDSEL DRIVE NASHVILLE, TN 37209 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 5th day of December, 2025, the undersigned, **BRYAN R. ADAMS AND NICOLE A. ADAMS, TRUSTEES OF BRYAN AND NICOLE ADAMS LIVING TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JUSTIN CALDWELL AND LINDSEY DUDGEON, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **6416 EDSEL DRIVE, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of CHARLOTTE PARK, SECTION IV, of record in Plat Book 2663, Page 71, 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 Bryan R. Adams and Nicole A. Adams, as Trustees of the Bryan and Nicole Adams Living Trust dated January 11, 2023, by Quitclaim Deed from Bryan R. Adams and Nicole A. Adams, husband and wife, of record in Instrument No. 20230117-0003272, in the Register's Office of Davidson County, Tennessee, dated January 11, 2023 and recorded on January 17, 2023.

Being the same property conveyed to Bryan R. Adams and Nicole A. Adams, husband and wife, by Warranty Deed from Pamela D. Baker-Bongfeldt, joined by her spouse, Christopher Bongfeldt, of record in Instrument No. 20141002-0091286, in the Register's Office of Davidson County, Tennessee, dated September 30, 2014 and recorded on October 02, 2014.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of December, 2025.

GRANTOR: BRYAN AND NICOLE ADAMS LIVING TRUST
BY: BRYAN R. ADAMS
ITS: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **BRYAN R. ADAMS** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **BRYAN AND NICOLE ADAMS LIVING TRUST** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 5th day of December, 2025.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

GRANTOR: BRYAN AND NICOLE ADAMS LIVING TRUST
BY: NICOLE A. ADAMS
ITS: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **NICOLE A. ADAMS** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **BRYAN AND NICOLE ADAMS LIVING TRUST** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 5th day of December, 2025.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 12-5-2025 (date of document).

Emma Howard
Affiant Signature

12-5-2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5 day of December, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL