THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251252915**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $421,500.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2025. Notary Public My Commission Expires: 9/27/25

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 1360296 DEEDWARR
12/19/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,559.55
20251219-0101107

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alpha Beta Chapter of the National Sorority of Phi Delta Kappa, Inc. P. O. Box 335 Whites Creek, TN 37189	New Owner	Tax Parcel ID No. 042 03 0 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adrianna Flax and Janelle Faiman, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alpha Beta Chapter of the National Sorority of Phi Delta Kappa, Inc.**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of PRIMROSE ACRES, of record in Plat Book 2663, Pages 106 and 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Janelle J. Faiman and Adrianna M. Flax, a married couple, by Warranty Deed from Robert Towe, a single man, of record in Instrument No. 20240715-0052745, in the Register's Office for Davidson County, Tennessee, dated July 10, 2024 and recorded on July 15, 2024.

Being the same property conveyed to Robert Towe, an unmarried man, by Warranty Deed from Ann Daye, an unmarried woman, of record in Instrument No. 20180321-0026835, in the Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 21, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PRIMROSE ACRES, as recorded in Plat Book 2663, Page(s) 106.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6861, Page 788.

This is improved property located at 909 Woods Lake Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of December, 2025.

Adrianna Flax

Janelle Faiman

STATE OF Connecticut)
COUNTY OF New London)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adrianna Flax and Janelle Faiman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~17th~~ 16th day of December, 2025.

Notary Public

My Commission Expires: 10-31-2028

ANJA HOFFMANN
NOTARY PUBLIC
State of Connecticut
My Commission Expires Oct. 31, 2028

Certificate of Authenticity

I, Tiffany Pollard, 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 December 17, 2025

Affiant Signature

December 17, 2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of December, 2025.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

