Karen Johnson Davidson County
Batch# 1368208 DEEDWARR
01/12/2026 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20260112-0002583

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$278,000.00**. **Affiant** Subscribed and sworn to before me, this **12th day of January, 2026.** **Notary Public** **My commission expires:** 4-29-27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Megan Ann Marlow **401 Neelys Bend Road & 615 Idlewild Avenue** **Madison, TN 37115**	**FirstBank** **722 Columbia Avenue** **Franklin, TN 37064**	**052 01 0 360.00 & 052-01-0-359** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Felix Adetunji, an married man** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Megan Ann Marlow, an unmarried woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No.1 and 2 on the plan of IDLEWOOD CORNER, as shown by plat of record in Instrument No. 20071024-0125609, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Felix Adetunji, by Warranty Deed from Refreshco, LLC, of record in Instrument No. 20160831-0091362, in the Register's Office of Davidson County, Tennessee, dated August 26, 2016, and recorded on August 31, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **401 Neelys Bend Road & 615 Idlewild Avenue, Madison, TN 37115**.

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 in 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 my/our hand(s) this **12th day of January, 2026.**

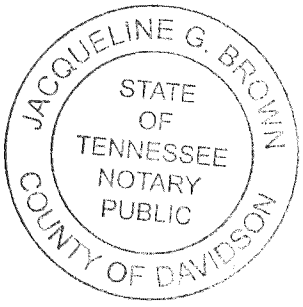
Felix Adetunji

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of January, 2026, before me personally appeared Felix Adetunji and Gloria Adetunji, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of January, 2026.

Notary Signature
My commission expires: 11-5-29



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 __**01/12/2026**_____ (**date of document**).

_____
Affiant Signature

_____**01/12/2026**_____
_ **Date**

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
12th day of
January, 2026

_____
Notary's Signature
My Commission Expires:_____

