WARRANTY DEED

Karen Johnson Davidson County
Batch# 1378494 DEEDWARR
02/10/2026 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260210-0009796

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Wesley	New Owner	173-01-0-046.00
(NAME)	(NAME)	
653 Monte Carlo Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Velma P. Littlejohn, Velma P. Littlejohn,Trustee of the Arlene Kindell Tennessee Tenancy By The Entirety Trust Agreement u/t/a dated 10/6/2021, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Adam Wesley, an unmarried man, hereinafter called the GRANTEE(S), his/her/their assigns, 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. 372 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Trustees of the Arlene Kindell Tennessee by the Entirety Trust Agreement u/t/a dated 10/06/2021 by Warranty Deed from Frank K. Littlejohn and Velma P. Littlejohn, husband and wife, as tenants by the entirety, dated 10/06/2021, of record in Instrument No. 20211019-0140144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 653 Monte Carlo Drive, Antioch, TN 37013
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of February, 2026.

Velma P. Littlejohn, Velma P. Littlejohn,Trustee of the Arlene Kindell Tennessee Tenancy By The Entirety Trust Agreement u/t/a dated 10/6/2021

By: Velma P. Littlejohn
Velma P. Littlejohn, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Velma P. Littlejohn, Trustee of the Arlene Kindell Tennessee by the Entirety Trust Agreement u/t/a dated 10/6/2021 Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 5th day of February, 2026.

Notary Public:

My Commission Expires: 12-14-26



RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 5, 26 (date of document).

Jennifer Pennell

Feb 5, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 5, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal