WARRANTY DEED

Karen Johnson Davidson County
Batch# 1387175 DEEDWARR
03/02/2026 03:19:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20260302-0016289

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JANUARY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3352LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company	Adam & Jacobson Investments, LLC	
2718 Jones Avenue	2200 Batavia St.	
Nashville, TN 37207-3420	Nashville TN 37209	060 16 0 112.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J. DAVID PEARSON, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the southeast part of Lot No. 26 on the Plan of Joywood Heights, Section No. 3, not of record, described according to a survey by W. W. Turner Company Engineers, March 14, 1947, as follows:

Beginning on the westerly margin of Jones Avenue at the northeast corner of the property conveyed to Frank J. Biggs and wife, by deed from R. E. Payne and wife, of record in Book 1851, Page 181, Register's Office for said County, being the corner of Lots No. 26 and 27; thence with the line between said two lots north 81 degrees 30' west 300 feet; thence northwardly 75 feet; thence eastwardly 300 feet to the westerly margin of Jones Avenue; thence with same southwardly 75 feet to the beginning.

Being the same property conveyed to J. David Pearson, unmarried, by Warranty Deed from James M. Self and Lisa L. Self, dated July 21, 2006, and recorded July 26, 2006, of record in Instrument No. 20060726-0089989, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

This is improved property known as 2718 Jones Avenue, Nashville, TN 37207-3420

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 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 hand on the 18th day of December, 2025.

J. David Pearson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, J. DAVID PEARSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of December, 2025.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

I Lisa Allard, 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 Dec 18th, 2025

Dec 18th, 2025

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this Dec 18th, 2025

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY