Karen Johnson Davidson County
Batch# 1389165 DEEDWARR
03/06/2026 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260306-0017923

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Adams and Emily Adams	NFM Lending, LLC	
(NAME)	(NAME)	
2101 Portway Alley	1190 Winterson Road, Ste. 300	050-02-0B-210.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Linthicum, MD 21090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Frank R. Price Sr. and Cassandra M. Price, Husband and Wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carter Adams and Emily Adams Husband and Wife** , HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 210 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument Number 20171116-0117974, and corrected by Scrivener's Affidavit of record in Instrument Number 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhomes Planned Unit Development of record in Instrument Number 20180105-0001817, 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 Sarah Watterson, married by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20190109-0002361 Register's Office for Davidson County, Tennessee, dated January 8, 2019 and recorded on January 9, 2019.

Sarah Watterson died on or about July 20, 2020. For further reference see Affidavit of Heirship of record in Instrument Number 20220314-0029620, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vernice McGee, unmarried by Quitclaim Deed from Yasmine Romero, unmarried of record in Instrument No. 20220314-0029621 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 14, 2022. Quitclaim Deed corrected by Scrivener's Affidavit of record in Instrument Number 20220322-0032760, said Register's Office to correct grantee name to Vernice Magee.

Being the same property conveyed to Vernese Magee by Quitclaim Deed from Angel Romero of record in Instrument No. 20230317-0019511 Register's Office for Davidson County, Tennessee, dated March 1, 2023 and recorded on March 17, 2023.

Being the same property conveyed to Cassandra M. Price and husband, Frank R. Price, Sr by Quitclaim Deed from Vernesee Magee of record in Instrument No. 20251016-0082421 Register's Office for Davidson County, Tennessee, dated October 14, 2025 and recorded on October 16, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2101 Portway Alley Nashville, TN 37207
(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 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 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 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 this 5th day of March, 2026.

Frank R. Price Sr.

Cassandra M. Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Frank R. Price Sr. and Cassandra M. Price**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of March, 2026.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/7/2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/5/26. (date of document).

Affiant Signature

3/5/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

