This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

Actual consideration or value, whichever is greater is $490,000.00.

Affiant

Subscribed and sworn before me this the 4th day of March, 2026.

Notary Public
My commission expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 1390382 DEEDWARR
03/09/2026 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260309-0018543

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew Adams 4909 John Hagar Road Hermitage, TN 37076	NEW OWNER	097-16-0A 019.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WALKING BRIDGE HOMES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW ADAMS AND LEXI ADAMS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of First Revision, The Peninsula, Phase One, of record in Plat Book 9700, Page 8, 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 Walking Bridge Homes, LLC by Warranty Deed from Anthony W. Hogan, dated 9/12/2025 and recorded 9/15/2025 in Instrument No. 20250915-0073315, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4909 John Hagar Road, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 4th day of March, 2026.

Walking Bridge Homes, LLC, a Limited Liability Company

BY: _____
Baltazar Barrera, Member

STATE OF TENNESSEE
COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Baltazar Barrera, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Baltazar Barrera as such member.

Witness my hand and official seal this 4th day of March, 2026.

My commission expires: 4/17/28

_____
Notary Public

JUSTIN MOONEYHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Missy Harrison, 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 March 4, 2026 *(date of document)*.

Missy Harrison 3/4/2026

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 4th day of March, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON