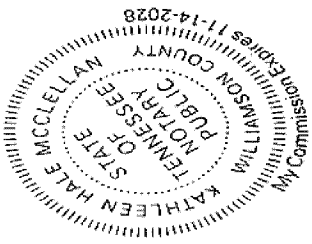
Karen Johnson Davidson County
Batch# 1391206 DEEDWARR
03/10/2026 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260310-0018992

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 260051

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Matthew Clyde Adams and Kelsey Melin Adams	NEW OWNER	173-06-0B-023.00-CO
(NAME)	(NAME)	
2384 Somerset Valley Drive		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY THOUSAND AND NO/100 Dollars ($460,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I , JOHN FRUSCIONE, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO KELSEY MELIN ADAMS AND MATTHEW CLYDE ADAMS, WIFE AND HUSBAND, 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 Lot No. 23 on the Plan of Final Plat of Cambridge Park Subdivision, Phase 2 and 3 of record in Plat at Instrument No. 20160609-0058582, 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 John Fruscione, unmarried man by Warranty Deed from Chad Tomlin McCanless, an unmarried man and Clifford Joseph Lehr, an unmarried man, as joint tenants with rights of survivorship of record in Instrument No. 20200924-0109590 Register's Office for Davidson County, Tennessee, dated September 14, 2020 and recorded on September 24, 2020.

unimproved ☐
This is improved ☒ property, known as 2384 Somerset Valley Drive, Antioch, TN 37013
(House No.) (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 our hands this 9th day of March, 2026.

John Fruscione

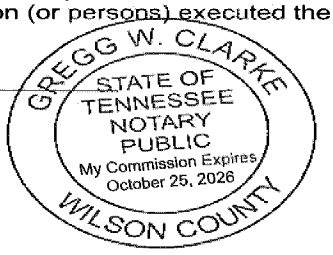
STATE OF TENNESSEE

COUNTY OF WILSON

Signed and sworn to before me the 9th of March, 2026, by John Fruscione, an unmarried man, 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 (or person's) free act and deed.

Notary Public

Affix stamp/seal:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3/9/2026.

Date

Affiant Signature

3/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of March, 2026.

Notary's Signature

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

My Commission Expires: _____

Date

Notary's Seal