RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-8251-KP

Karen Johnson Davidson County
Batch # 1395362 DEEDWARR
03/20/2026 10:07:08 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20260320-0022282

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

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

Notary Public
My Commission Expires: 1/2/2026

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/2/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler Kemp Adams 724 General George Patton Road Nashville, TN 37221	New Owner	142 09 0F 724.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Judy Dunn Spivey, a widow** (individually and/or collectively, "Grantor"), transfer and convey unto **Tyler Kemp Adams, an unmarried man** (individually and/or collectively, "Grantee"), 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. 724, together with carport designated No. 724-C on the Plan of (AMENDED) RIVER PLANTATION, PHASE II, SECTION VIII, of record in Plat Book 6900, Page 397, amended in Plat Book 6900, Pages 514-517, inclusive, Plat Book 6900, Pages 654-657, inclusive corrected in Book 8123, Page 690, Register's Office for said County, to which Plan reference is made for a more complete description, together with the appurtenant interest in the common elements of RIVER PLANTATION (SECTION EIGHT, PHASE II), a horizontal property regime established by Master Deed of record in Book 7417, Page 396, as Amended to Bylaws recorded in Instrument No. 20170921-0096904 and Instrument No. 20190501-0040495, and Supplemented and Amended in Instrument No. 20180529-0051185, said Register's Office.

Being the same property conveyed to James Roger Spivey and Judy Dunn Spivey, husband and wife, by Quitclaim Deed from James Roger Spivey and Judy Dunn Spivey who acquired title as Judy Ann Spivey, husband and wife, of record in Instrument No. 20200207-0014328, in the Register's Office of Davidson County, Tennessee, dated January 29, 2020 and recorded on February 07, 2020. The said James Roger Spivey died on January 29, 2025, leaving Judy Dunn Spivey as surviving tenant by the entirety.

Being the same property conveyed to James Roger Spivey and Judy Ann Spivey, husband and wife, by Warranty Deed from Gene Nabi and wife, Joy Nabi, of record in Instrument No. 20180125-0007740, in the Register's Office of Davidson County, Tennessee, dated January 22, 2018 and recorded on January 25, 2018.

This is improved property located at: **724 General George Patton Road, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2026.

GRANTOR:

Judy Dunn Spivey

Judy Dunn Spivey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judy Dunn Spivey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of March, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26