Karen Johnson Davidson County
Batch# 1402111 DEEDWARR
04/06/2026 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260406-0027313

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KIM DEBERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 23, 2027
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Adam Taylor	Adam Taylor	15-14-77
(NAME)	(NAME)	
2022 Linnwood Way	2022 Linnwood Way	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260304

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, I/we, **Rebecca Ann Jones and Heather Joy Martinez**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Adam Taylor, a single man**, 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. :

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 37 in Section II, Plan of Williams Hills Subdivision, of record in Book 4460, page 62, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to John P. Wall and wife, Virginia A. Wall, by Warranty Deed from Walter B. Williams and wife, Margie L. Williams, dated 10/03/1972 and filed of record in Book 4648, page 328, Register's Office for Davidson County, Tennessee. The said Virginia A. Wall having died on or about 08/04/2025, leaving the said John P. Wall the surviving tenant by the entirety and sole owner of said land.

The said John P. Wall having died a citizen and resident of Davidson County, Tennessee on or about 12/18/2025. Pursuant to his Will, which Will is of record in Docket No. 26P257 in the Seventh Circuit Court for the State of Tennessee Twentieth Judicial District, Davidson County at Nashville, he devised subject premises to his children, Rebecca Ann Jones and Heather Joy Martinez.

John P. Wall and John Paul Wall being one and the same person.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4576, page 846, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3116 Margie Drive, Joelton, TN 37080
(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 I/we do covenant with the said GRANTEES that I/we am/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 myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of March, 2026

Rebecca Ann Jones
Rebecca Ann Jones

Heather Joy Martinez
Heather Joy Martinez

STATE OF Florida)
County OF Palm Beach)

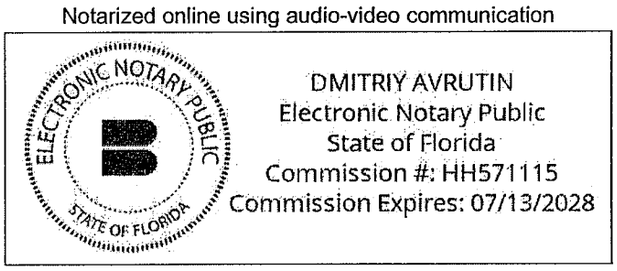
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rebecca Ann Jones and Heather Joy Martinez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th of March, 2026.

Dmitriy Avrutin
Notary Public
My Commission Expires: 07/13/2028

Date Notarized: March 20th, 2026
Notary Printed Name: DMITRIY AVRUTIN
Signer ID Type: TENNESSEE DL AND FLORIDA DL

Notarized online using audio-video communication



Certificate of Authenticity

I, J. Trent Lehman, 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 20, 2026.

Date

Affiant Signature

March 31, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of March, 2026.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY