WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,200,000.00.

Affiant

Subscribed and sworn to me on 04/03/26.

NOTARY PUBLIC

My Commission Expires: 9/3/29

BROOKE BELLAMY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/03/2029 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1403201 DEEDWARR
04/08/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260408-0028172

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer L. McAdams, as trustee The Jennifer L. McAdams Trust 100 Glendower Ct Nashville, TN 37204	Landmark Capital, Inc. Att: Kathy Gfrorer 1000d Joire Blvd. Suite 140 Oak Brook, IL 60523	131 08 0E 012.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Wadena Joy Campbell, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jennifer L. McAdams and her successors, as trustee of The Jennifer L. McAdams Trust, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 12 on the Plan of GLENDOWER, of record in Plat Book 6250, Page 927, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Wadena Joy Campbell, unmarried, by Warranty Deed from Benjamin W. Perry and Megan N. Goggans, husband and wife, of record in Instrument No. 20210910-0121620, in the Register's Office of Davidson County, Tennessee, dated September 07, 2021, and recorded on September 10, 2021.
>
> This is improved property known as 100 Glendower Ct, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 04/03/26.

Wadena Joy Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/03/26, before me personally appeared Wadena Joy Campbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 04/03/26.

NOTARY PUBLIC

My Commission Expires: 9/3/29



CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 04/03/2026.

John Cobb Rochford

Date: 04/03/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 04/03/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29