Karen Johnson Davidson County
Batch# 1403546 DEEDWARR
04/09/2026 08:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260409-0028605

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi). Affiant Sworn to and subscribed before me this April 30, 2025 Notary Public Comm Exp:

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 06-18-2025

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
GEORGE ADAMS, JR. and JAMIE VALLECORSA, Trustees		
VALLECORSA and ADAMS REVOCABLE LIVING TRUST dated April 30, 2025	SAME AS NEW OWNER	91- 71- E – 2 CO
468 Sandcastle Road		
Franklin, Tennessee 37069		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, GEORGE AUSTIN ADAMS, JR and JAMIE BESST VALLECORSA, (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to GEORGE ADAMS, JR. and JAMIE VALLECORSA, Trustees of the VALLECORSA and ADAMS REVOCABLE LIVING TRUST dated April 30, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of HOMES AT PENNSYLVANIA AVENUE, as shown by Master Deed of record in Instrument No. 20170105-0001614, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to GEORGE AUSTIN ADAMS, JR. and JAMIE BESST VALLECORSA, by MOMO REAL ESTATE INVESTMENT, INC. and AMERICAN EAGLE CONSTRUCTION, LLC by Warranty Deed of record in Instrument 20180409-0033050, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee.
2. Sewer Easement as recorded in Book 1512, page 586, Register's Office for Davidson County, Tennessee.
3. Master Deed as recorded in Instrument No. 20170105-0001614, Register's Office for Davidson County, Tennessee.
4. Notice of Completion *as* recorded in Instrument No. 20! 80301-0019475, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of 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 Grantees, their heirs, successors and 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 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.

The property is known as 5304 B Pennsylvania Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on April 30, 2025.

GEORGE AUSTIN ADAMS, JR

JAMIE BESST VALLECORSA

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE AUSTIN ADAMS, JR. and JAMIE BESST VALLECORSA, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 30, 2025.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 April 30, 2025

4/7/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 7th day of April, 2026.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028