Karen Johnson Davidson County
Batch# 1409668 DEEDWARR
04/22/2026 09:31:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20260422-0033124

Name and Address of New Owner:
Joshua Palmer and Emily Palmer
3277 Priest Woods Drive
Nashville, TN 37214
Send Tax Bills To:
New Homeowner

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 108-16-0-026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James A. Drake, Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joshua Palmer and Emily Palmer, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 26A on the Plan of Zone Lot Division Lots 10, 11, 12, 14, 24, 26, 34, Section One of Percy Priest Woods, of record in Plat Book 5200, Page 472, amended in Plat Book 5200, Page 652, 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 James A. Drake, Jr., unmarried, by Warranty Deed from Raven Jarrett, unmarried, dated 02/08/2016 and recorded on 02/09/2016, of record in Instrument Number 20160209-0012456, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 3277 Priest Woods Drive, Nashville, TN, 37214

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of April, 2026.

_____(SEAL)
James A. Drake, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 20th day of April, 2026, before me personally appeared James A. Drake, Jr., 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's (or persons') free act and deed.

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

_____
Notary Signature
My commission expires: 01/05/2028

AJIA PARHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ WILSON

Sworn to and subscribed before me this 20th day of April, 2026.

_____
Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Anthony N. Greco, 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 the 20 day of April, 2026.

_____ 04/20/2026
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 20 day of April, 2026.

Commission Expires: July 17, 2027

_____
Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027