Karen Johnson Davidson County
Batch# 1411059 DEEDWARR
04/24/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $3,630.63
20260424-0034884

WARRANTY DEED

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $981,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

File No. EM-26-1921

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Andrew Arnold and Jenna Love Arnold, Co-Trustees under the Arnold Revocable Trust Declaration dated July 3, 2024	owner	
(NAME) 900 Villa Place	(NAME)	093-13-0F-001.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Gregory J. Adams and Kaitlyn Adams, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Andrew Arnold and Jenna Love Arnold, Co-Trustees under the Arnold Revocable Trust Declaration dated July 3, 2024,**HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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 A on the Plan of Villa street Townhomes of record in Instrument No. 20081008-0101849, 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 Gregory J. Adams, a single man and Kaitlyn Speckman, a single woman, as Tenants in Common with the Right of Survivorship by Warranty Deed from Morton Valledejuli and Anastasia Valledejuli, a married couple of record in Instrument No. 20220419-0045025 Register's Office for Davidson County, Tennessee, dated April 08, 2022 and recorded on April 19, 2022.

Kaitlyn Adams F/K/A Kaitlyn Speckman is now married to Gregory J. Adams.

This is property more commonly known as 900 Villa Place, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 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 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.

Witness my/our hand this 17th day of April, 2026.

Gregory J Adams

Kaitlyn Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2026, before me personally appeared Gregory J Adams and Kaitlyn Adams, 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 17th day of April, 2026.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 4/17/26.

AFFIANT

DATE: 4/23/26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 23rd day of April, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027