Karen Johnson Davidson County
Batch# 1415410 DEEDWARR
05/04/2026 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,246.90
20260504-0039796

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-39047-26

WARRANTY DEED

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of ~~APRIL~~ May, 2026.

NOTARY PUBLIC

My commission expires: 9/13/2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James George and Emma Maddack 2854 Adara Lane Nashville, TN 37211	Same address as new owner	173-09-0A-612-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY SEVEN THOUSAND AND 00/100 Dollars ($337,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEFFREY S. FRENCH AND KRISTA L.H. FRENCH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES GEORGE AND EMMA LAEL MADDACK**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County. Tennessee. being Lot No. 750, on the plan of the Revision of Lots 747 through 752 and Open Spaces "D" and "E", Section One. Phase Eight. Lennox Village. of record as Instrument No. 20070720-0086819. Register's Office for Davidson County. Tennessee. to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Krista L.H. French and Jeffrey S French, by Warranty Deed from Hayley Edmonds, a single woman, dated June 29, 2021, and recorded July 2, 2021, in Instrument 20210702-0089974, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2854 Adara Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30 day of April, 2026

GRANTOR(S)

Jeffrey S. French

Krista L.H. French

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jeffrey S. French and Krista L.H. French, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of APRIL, 2026

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary Public

Printed Notary Name

My commission expires: _____

EXHIBIT A

Land in Davidson County. Tennessee. being Lot No. 750, on the plan of the Revision of Lots 747 through 752 and Open Spaces "D" and "E", Section One. Phase Eight. Lennox Village. of record as Instrument No. 20070720-0086819. Register's Office for Davidson County. Tennessee. to which plan reference is hereby made for a more complete and accurate legal description.

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Map/Parcel #: Property 1:
173-09-0A-612-00

This property is more commonly referred to as follows:
2854 Adara Lane, Nashville, TN 37211

202605040039796

Certificate of Authenticity

I, Joshua A. Terry, 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 4/30/2026.

Affiant Signature – Joshua A. Terry

5/4/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/4/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27