RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 1,309,000.00. Affiant Subscribed and sworn to before me, this the 12th day of May, 2026. Notary Public My commission expires: (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1419800 DEEDWARR
05/13/2026 10:21:18 AM 2 pgs
Fees: $13.00 Taxes: $4,843.30
20260513-0042960

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Ellie Stevens and John Willis Stevens	Send Tax Bills To: Same	Map-Parcel Numbers 117-15-0-096
1613 S Observatory Dr		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cyrus McCoy Adams, AKA Cyrus McCoy Adams II and Kerry Adams, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ellie Stevens and John Willis Stevens, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 25 on the Plan of Section 1, Green Hills Subdivision, of record in Plat Book 547, page 128, 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 Cyrus McCoy Adams AKA Cyrus McCoy Adams, II, by Warranty Deed, dated August 18, 2021, from William M. Head, of record in Instrument No. 20210818-0111618, in said Register's Office.

Kerry Adams joins in the execution of this document to convey any marital interest she may have in the above-described property.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 117-15-0-096.

The Plan of record in Plat Book 547, page 128, in said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Restrictive Covenants for Detached Structure of record in Instrument No. 20081008-0102233, in said Register's Office.

This is improved property, known as 1613 S Observatory Dr, Nashville, TN 37215.

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(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this 11th day of May, 2026.

Cyrus McCoy Adams

Kerry Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Cyrus McCoy Adams, AKA Cyrus McCoy Adams II and Kerry Adams, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2026.

Notary Public

My Commission Expires: 11/19/28

