WARRANTY DEED

Karen Johnson Davidson County
Batch# 1421141 DEEDWARR
05/15/2026 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260515-0043943

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0151

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew White	New Owner	Map: 087-13-0A-039.00CO
(NAME) 1226 Hope Village Way	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MATHEW Q. ADAMS, PERSONAL REPRESENTATIVE OF THE ESTATE OF BEN PASCHAL ADAMS,

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

ANDREW WHITE, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 39 of New Hope Village, a horizontal property regime established pursuant to Tenn. Code Ann. Section 66-27-101 et. seq., under the Declaration of Covenants, Conditions and Restrictions for New Hope Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211007-034975, amended in Instrument No. 20220314-0029616, and Instrument No. 20220815-0092369 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility

easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on "Exhibit A-1" to said Declaration.

Being the same property conveyed to Ben P. Adams and Mary Gwendolyn Adams, husband and wife, by deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20230502-0032399, dated May 1, 2023, Register's Office for said County. The said Mary G. Adams died 10/23/2024 and title vested in Ben P. Adams, as surviving tenant by the entirety. The said Ben P. Adams died testate on 5/16/2025. The Grantor herein executes this instrument as Personal Representative of the Estate of Ben Paschal Adams pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 25P1170.

(1) Restrictive Covenant for Detached Structure of record in Instrument No. 20140408-0029399, in the Register's Office for Davidson County, Tennessee; (2) Deed of common areas to Homeowners Association of record in Instrument No. 20220701-0076680, in the Register's Office for Davidson County, Tennessee; (3) Restriction for Stormwater Facilities and Systems of record in Instrument No. 20210527-0072064, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20211007-0134975, amended in Instrument No. 20220314-0029616, amended in Instrument No. 20220815-0092369, amended in Instrument No. 20230802-0059539 and corrected in Instrument No. 20230803-0059840, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1226 Hope Village Way, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15th day of May, 2026.

The Estate of Ben Paschal Adams

BY: _____
Mathew Q. Adams, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mathew Q. Adams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of The Estate of Ben Paschal Adams the within named bargainer, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of May, 2026.

My Commission Expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Lili Vaught, 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 May 15,2026.

Date

Lili Vaught

Affiant Signature

May 15,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of May, 20 26.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)