This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8972-SS

Karen Johnson Davidson County
Batch# 1425178 DEEDWARR
05/26/2026 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20260526-0047726

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $264,000.00.

Affiant

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

Subscribed and sworn to before me, this the 22nd day of May, 2026.

Notary Public
My Commission Expires: 12-26-29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brenda Jean Word 614 Weatherbeaten Place, Hermitage, TN 37076	New Owner	064 12 0A 614.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Janice Marie Adkinson, Executrix of the Estate of Cyntha Adkinson, deceased** (individually and/or collectively, "Grantor"), transfer and convey unto **Brenda Jean Word, a single woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 614, on the Plan of FOX RUN, SECOND REVISION - PART OF SEC 2 AND FIRST REVISION - PART OF SEC 1, as shown by plat appearing of record in Plat Book 6250, Page 118, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Cyntha J. Atkinson, an unmarried woman, by Warranty Deed from Robert Green, unmarried, of record in Instrument No. 20140617-0052517, in the Register's Office of Davidson County, Tennessee, dated June 13, 2014, and recorded on June 17, 2014.

This improved property is located at: **614 Weatherbeaten Place, Nashville, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2026.

GRANTOR:

The Estate of Cyntha J. Adkinson

By: Janice Marie Atkinson
Janice Marie Atkinson, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Janice Marie Adkinson, Executrix of the Estate of Cyntha J. Adkinson, deceased, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of May, 2026.

Helen F. Mackey
Notary Public
My Commission expires: 06-29-27

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-22-26 (date of document).

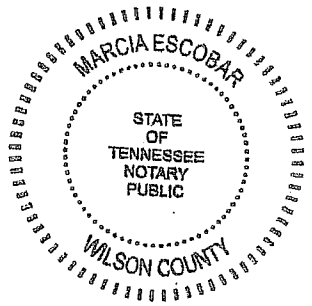
Affiant Signature

5-22-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of May, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027