Karen Johnson Davidson County
Batch# 1434948 DEEDWARR
06/17/2026 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,063.58
20260617-0054722

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,725.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

**THIS INSTRUMENT WAS PREPARED BY**
Golden Dog Title & Trust
2550 Meridian Blvd,, Suite 300, Franklin, TN 37067

File No.: RFRA26-0156-S

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Brandon Elijah John and Evan Steele Harper | Filo Mortgage, LLC. DBA Everstream Mortgage | |
| (NAME) 506 A Nichol Road | (NAME) 200 Barr Harbor Drive Suite 400-425 | 091 10 0 443.00 |
| (ADDRESS) Nashville TN 37209 | (ADDRESS) West Conshohocken, PA 19428 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty Seven Thousand Seven Hundred Twenty Five Dollars And No/100 Dollars ($557,725.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN ADGENT AND CAITLIN BRANDOW ADGENT (CAITLIN BRANDOW ADGENT IS ONE AND THE SAME AS CAITLIN BRANDOW), HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON ELIJAH JOHN AND EVAN STEELE HARPER, HUSBAND AND WIFE,** 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 located in Davidson County, Tennessee, being all of Lot No. 1 on the Plan of Finney Subdivision, of record in Plat Book 6200, Page 659, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to John Adgent and Caitlin Brandow, as joint tenants with the rights of survivorship, by Warranty Deed from Joseph H. Schulte and Kathryn D. Schulte, husband and wife, dated July 6, 2021, recorded July 14, 2021, Instrument No. 20210714-0094528, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 506 A Nichol Road, Nashville, TN 37209
(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 4th day of June, 2026.

John Adgent

Caitlin Brandow Adgent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Dawn D. Chase, a Notary Public for the County of and State of Tennessee, do hereby certify that John Adgent and Caitlin Brandow Adgent, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of June, 2026.

Notary Public

My Commission Expires:



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 June 11. 2026

Affiant Signature

16th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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