Karen Johnson Davidson County
Batch# 1437171 DEEDWARR
06/23/2026 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260623-0056390

Warranty Deed

	STATE OF TENNESSEE COUNTY OF JEFFERSON The actual consideration or value, whichever is greater, for this transfer is $305,000.00. Affiant Subscribed and sworn to before me, this the 17th day of June, 2026. Notary Public My commission expires: 8/3/26

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Wanda Williams	Wanda Williams	095-12-0-106.00
3804B Abbott Martin Rd	3804B Abbott Martin Rd	
Nashville Tn 37215	Nashville Tn 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELINDA DEMENT, ADMINISTRATOR OF THE ESTATE OF DAVID P ADAMS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA WILLIAMS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2, Meadowview Acres, of Record in Book 2133, page 50, Register's Office for Davidson County, Tennessee.

According to said Plat, said Lot No. 2 fronts 83 feet on the southerly side of Emery Drive and runs back between lines measuring 235.6 feet on the westerly line and 221.2 feet on the easterly line to a dead line measuring 84.2 feet thereon.

Being the same property conveyed to David P. Adams and wife, Sarah A. Persons by Warranty Deed from Marcus A. McQueen and wife, Michelle McQueen of record in Instrument No. 20030801-0109253 Register's Office for Davidson County, Tennessee, dated May 21, 2003 and recorded on August 01, 2003.

Final Decree of Divorce of record in Case No. 06D3355, styled David Paul Adams v Sarah Ann Persons, of record in the Circuit Court for Davidson County, Tennessee, and of record as Instrument No. 20091030-0100350, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David P. Adams by Quitclaim Deed from Sarah A. Persons of record in Instrument No. 20091030-0100351 Register's Office for Davidson County, Tennessee, dated October 27, 2009 and recorded on October 30, 2009.

Said David P. Adams having deceased on or about December 14, 2025. Melinda Dement appointed Administrator and Sole Heir at Law of the Estate of David P. Adams, Seventh Circuit Court of Davidson County, Tennessee Probate Division Case No. 26P515.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2619 Emery Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of June, 2026.

Estate of David P Adams

By: Melinda Dement, Administrator
Melinda Dement, Administrator

By: Melinda Dement
Melinda Dement, Sole Heir-at-Law

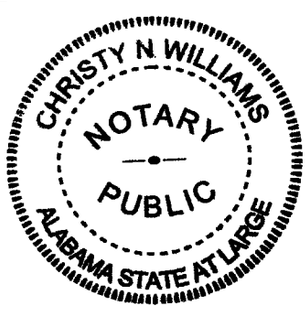
STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Melinda Dement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Administrator and Sole Heir-at-Law of the Estate of David P Adams, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2026.

Notary Public

My Commission Expires: 1/15/29



Tennessee Certification of Electronic Document

I, Andy Maloney, 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 6/16/2026 (date of document).

Affiant Signature

6/16/2026
Date

State of Tennessee

County of Williamson

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

Notary's Signature

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
NOTARY SEAL

MY COMMISSION EXPIRES: 2/2/2030