Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1438257 DEEDWARR
06/25/2026 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $6,206.75
20260625-0057580

39-B
File #26-1181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry, married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Caitlin Brandow Adgent and John Robert Adgent, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being all of Lot No. 30, Block 26, Map of Subdivision of Plummer Place, according to survey and plat of same appearing of record in Plat Book 161, page 39, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Allen Perry, married man by Warranty Deed from Joseph Mainini of record in Instrument No. 20230210-0009946, Register's Office for Davidson County, Tennessee, dated February 09, 2023 and recorded on February 10, 2023. The subject property was not the residence of the Grantor nor the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 210 Chamberlin Street, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
John Robert Adgent
Caitlin Brandow Adgent
210 Chamberlin Street
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
Same

TAX MAP-PARCEL #:
104-01-0-117.00

WITNESS THE EXECUTION HEREOF this 24th day of June, 2026.

Allen Perry by Angela Williamson, ~~Attorney in Fact~~ Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 24th day of June, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared Angela Williamson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Allen Perry, acknowledged that such person executed the same as the free act and deed of Allen Perry pursuant to the Power of Attorney recorded in Instrument No. 202606250057579 - _____, Register's Office for Davidson County, Tennessee.

Notary Public

My Commission Expires: 7/3/28

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of ~~Davidson~~)
Lem Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,677,500.00.**

Affiant

Sworn and subscribed before me on this the 24th day of June, 2026.

Notary Public

My Commission Expires: 4-14-30

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Dawn Chase, 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 24, 2026 (date of document).

Affiant Signature

June 24, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of June, 2026.

JOSHUA C. SUBLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 9-3-29