WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438267 DEEDWARR
06/25/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20260625-0057594

File #26-TL-0512-C

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/27/2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Joseph Adams, Jr. and Sierra Danielle Adams	NEW OWNER	
(NAME)	(NAME)	**095 10 0 043.00**
512 Bismark Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ALLYSON HUGHES GRIDER AND WILLIAM GRIDER, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM JOSEPH ADAMS, JR., AND SIERRA DANIELLE ADAMS,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 163 on the Plan of ELM HILL ACRES, SECTION NO. IV, as of record in Plat Book 2331, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allyson Hughes, a single woman and William Grider, a single man, as tenants in common with right of survivorship, by Warranty Deed from Rick Fisher, Trustee of the None of Your Bismark Revocable Land Trust, dated September 14, 2017, of record in Instrument No. 20200819-0093661, in the Register's Office of Davidson County, Tennessee, dated August 10, 2020, and recorded on August 19, 2020. The said Allyson Hughes and William Grider having since married, the said Allyson Hughes is now known as Allyson Hughes Grider.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ELM HILL ACRES, SECTION NO. IV, as recorded in Plat Book 2331, Page(s) 118.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2442, Page 464.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **512 Bismark Drive, Nashville, TN 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 24th day of June, 2026.

Allyson Hughes Grider

William Grider

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2026, before me personally appeared Allyson Hughes Grider, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2026, before me personally appeared William Grider, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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).

Jennifer Pennell

June 25, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 25, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal