Karen Johnson Davidson County
Batch# 1440956 DEEDWARR
07/01/2026 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20260701-0059544

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE GODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Y-KPG-26-1506

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dorothy Dawson and Kimberly Campbell	**Same as New Owner's**	
(NAME)	(NAME)	
1506 Shelby Avenue		**083-13-0-504.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MARTHA J. ADAMS, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOROTHY DAWSON AND KIMBERLY CAMPBELL, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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, described as follows:

On the South side of Shelby Avenue, beginning at a point 150 feet East of the Southeast corner of Shelby Avenue and 15th Street, running thence Eastwardly and with the South margin of Shelby Avenue 50 feet, thence Southwardly and at right angles 150 feet, to an alley, thence Westwardly and at right angles and with the North margin of said alley 50 feet, thence Northwardly and at right angles 150 feet to the beginning point on Shelby Avenue including a half interest in a well and the water located therein, on the dividing line between above described Lot No. 4 of the Edgefield Land Company's First Subdivision and adjoining Lot No. 3 of the Edgefield Land Company's First Subdivision as shown by Plat of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Walter W. Adams and Martha J. Adams, husband and wife by Warranty deed from Kimberly D. Allen, unmarried of record in Instrument No. 20180410-0033872 Register's Office for Davidson County, Tennessee, dated April 09, 2018 and recorded on April 10, 2018.

Walter J. Adams having since died on February 12, 2025 leaving Martha J. Adams as surviving tentant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20171019-0106976, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1506 Shelby Avenue, Nashville, Tennessee 37206**.

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 29TH DAY OF JUNE, 2026.

Martha J. Adams

Martha J. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA J. ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

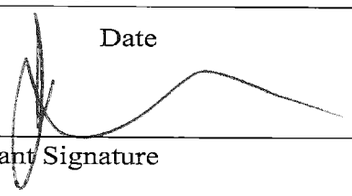


RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Jessie Krzeminski, 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 07/01/2026.

Date



Affiant Signature

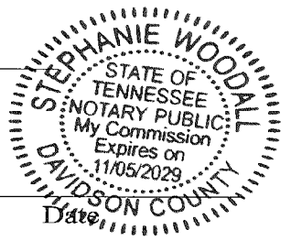
07/01/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2026.

Stephanie Woodall
Notary's Signature



My Commission Expires: _____
Date

Notary's Seal (if on paper)