THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2026-647

Karen Johnson
Batch # 1441903
07/02/2026 03:26:38 PM
Fees: $23.00 Taxes: $2,220.00
Davidson County
DEEDWARR
4 pgs
20260702-0060043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THOUSAND AND 00/100 DOLLARS ($600,000.00) cash in hand paid, the receipt of which is hereby acknowledged, TIFANIE J. WRIGHT, AN UNMARRIED WOMAN ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto ADEWALE DAVID ADEKOYA AND BERKLEY ADEKOYA, HUSBAND AND WIFE, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 25, as shown on the map entitled Phase One, Boone Trace at Biltmore, of record in Plat Book 7900, Page 667, 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 Tifanie J. Wright, an unmarried woman by Warranty Deed from Carolyn Jeanette Craig, a single woman of record in Instrument No. 20230824-0066419 Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August 24, 2023.

This conveyance is made subject to the following:

1. Right-of-way of Farmington Place.

2. All matters shown on plat of record in Book 6900, Page 470, and Book 7900, Page 667, in the Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declarations of Covenants, Conditions and Restrictions for Boone Trace recorded in Book 9342, Page 312, and re-recorded in Book 9735, Page 931, and amended and supplemented in Book 10032, Page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20001211-0121618, and Instrument No. 20011119-0126832, all in the Register's Office of Davidson County, Tennessee.

4. Restrictive Covenants of Biltmore Development Proposed Boone Farm at Biltmore of record in Book 7265, Page 657, in Register's Office of Davidson County, Tennessee.

5. General Permit in favor of Southern Bell Telephone & Telegraph of record in Book 756, Page 142, in the Register's Office of Davidson County, Tennessee.

6. Easement in favor of Metropolitan Government of Nashville & Davidson County of record in Book 8992, Page 62, in the Register's Office of Davidson County, Tennessee.

7. Consent Judgment and Final Decree of record in Book 8975, Page 753, in the Register's Office of Davidson County, Tennessee.

8. Easement and Right of Entry Agreement in favor of Viacom Cable of record in Book 9665, Page 420, in the Register's Office of Davidson County, Tennessee.

9. Agreement for Dedication of Public Utilities Easement in favor of Harpeth Valley Utilities District of Davidson County of record in Instrument No. 20040204-0013636, in the Register's Office of Davidson County, Tennessee.

10. Agreement for Dedication of Public Utilities Easement in favor of Harpeth Valley Utilities District of Davidson County of record in Instrument No. 20150826-0086305, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' heirs and assigns, forever. And the Grantor covenants with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2026 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of June, 2026.

TIFANIE J. WRIGHT

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared TIFANIE J. WRIGHT, 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 and official seal at office in said County this 29th day of June, 2026.

NOTARY PUBLIC

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. JULY 18, 2028
DICKSON COUNTY

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of June, 2026.

NOTARY PUBLIC

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. JULY 18, 2028
DICKSON COUNTY

My commission expires:_____

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Map & Parcel No: 126-15-0A-025-00

ADDRESS OF NEW OWNERS:
ADEWALE DAVID ADEKOYA and
BERKLEY ADEKOYA
7824 Farmington Place
Nashville, TN 37221

SEND TAX BILLS TO:
SIMMONS BANK
501 Main Street
Pine Bluff, AR 71601

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of June, 2026.

NOTARY PUBLIC

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

My commission expires: 02-05-30

****

Map & Parcel No: 126-15-0A-025-00

ADDRESS OF NEW OWNERS:
ADEWALE DAVID ADEKOYA and
BERKLEY ADEKOYA
7824 Farmington Place
Nashville, TN 37221

SEND TAX BILLS TO:

SIMMONS BANK
17901 CHENAL PKWY
LITTLE ROCK, AK 72223

AFTER RECORDING, RETURN TO
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212
FILE NUMBER JM-C-26-7824