Warranty Deed

Karen Johnson Davidson County Batch# 1450262 DEEDWARR 07/21/2026 03:36:30 PM 3 pgs Fees: $18.00 Taxes: $2,497.50 20260721-0066065	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me, this the 16th day of July, 2026. Notary Public My commission expires: 5-12-30

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON 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:
Emma Nies	**Same As New Owner**	Part of 129-06-0-016.00
6606 Ormond Drive		
Nashville, TN 37205		

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, **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMMA NIES, AN UNMARRIED WOMAN**, 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:

Being Lot No. 156 on the Plan of West Meade Park, Inc., Section 4, as of record in Book 3300, Pages 68 and 69, Register's Office for said County.

Said Lot No. 156 fronts 208 feet on the westerly side of Ormond Drive and extends back 238 feet on the southeasterly line and 269.9 feet on the northwesterly line to a dead line, measuring 125.5 feet thereon.

Being a portion of the same property conveyed to David L.Norman and wife, Jane C. Norman by Warranty Deed from R. L. Eatherly and wife, Frances B. Eatherly of record in Book 4813, Page 208, Register's Office for Davidson County, Tennessee, dated May 03, 1974 and recorded on May 08, 1974.

The said Jane C. Norman, (aka Jane Rosemary Norman), died on October 15, 2022.

Being a portion of the same property conveyed to David L. Norman and wife, Jane C. Norman by Installment Deed Deed from Joseph T. Hester and wife, Marjorie F. Hester of record in Book 4829, Page 876, Register's Office for Davidson County, Tennessee, dated June 22, 1974 and recorded on June 28, 1974.

Being a portion of the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from David L. Norman, a widower of record in Instrument No. 20260610-0052693 Register's Office for Davidson County, Tennessee, dated May 15, 2026 and recorded on June 10, 2026.

Being a portion of the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20260707-0061133, Register's Office for Davidson County, Tennessee, dated July 6, 2026 and recorded on July 7, 2026. The purpose of this instrument was to separate the current tax parcel into two separate tax parces.

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 6606 Ormond Drive, Nashville, TN 37205, 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 16th day of July, 2026.

Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company

By: _____
Gabriel Ishi von Meier, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gabriel Ishi von Meier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, and that he, 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 July, 2026.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7-16-25 .

Affiant Signature 7-16-26 Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON