WARRANTY DEED

File #2026061657

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2026.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 3/9/27

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 1451423 DEEDWARR
07/24/2026 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260724-0067529

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Metro Holdings LLC	New Owner	147-01-136
(NAME)	(NAME)	
411 Wauford Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Bernice Louise Adkison, a single woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Metro Holdings LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTEES, 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. 524, on the plan of Caldwell Hall, Section IX, as the same appears of record in Plat Book 3300, Page 25, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Said Lot No 524 fronts 85 feet on the westerly side of Wauford Drive and runs back 206.2 feet on the northerly line and 204.5 feet on the southerly line, to a dead line in the rear, on which it measures 85.02 feet

Being the same property conveyed to Robert C Adkison and wife, Bernice L Adkison by deed from Mary Ann Reese, dated 5/31/2002, of record in Instrument No. 20020531-0066161, said Register's Office.

The said Robert C Adkison having since died on 2/23/2003 leaving Bernice L Adkison as sole tenant by the entireity.

unimproved ☐
This is improved ☒ property, known as **411 Wauford Dr, Nashville,TN,37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 23rd day of July, 2026.

Bernice Louise Adkison by Robert Curtis Adkison as her attorney in fact

Bernice Louise Adkison by Robert Curtis Adkison as her attorney in fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 23 day of July, 2026, before me personally appeared Robert Curtis Adkison, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the he is the attorney-in-fact of Bernice Louise Adkison and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in ~~Book _____, Page _____~~, Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

Instrument No. 202607240067326

Witness my hand and official seal at this 23rd day of July, 2026.

Commission expires:

3/16/30

Notary Public

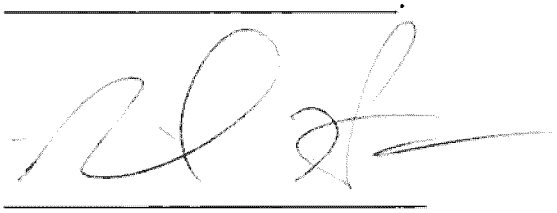
VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128

Certificate of Authenticity

I, Nick Harris, 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 7/23/26.



Affiant Signature

7/23/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of July, 2026.



Notary's Signature

My Commission Expires: 3/9/27

Date

