Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
19 Burton Hills Blvd., Suite 120
Nashville, TN 37215

Karen Johnson
Batch # 1452029
07/28/2026 09:38:11 AM
Fees: $13.00 Taxes: $2,053.50

Davidson County
DEEDWARR
2 pgs

20260728-0068409

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $555,000.00.

Affiant

Subscribed and sworn to before me, this July 22, 2026.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ashton Landers Davidson Luke Landers	New Owner	147-10-0-190.00
533 Adamwood Dr		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kyle Welliver and Lynn Marie Schroeck (NKA Lynn Marie Welliver), husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Ashton Landers and Davidson Luke Landers, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Two, Parkview Estates of record in Plat Book 3700, Page 87, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kyle Welliver and Lynn Marie Schroeck, husband and wife by Warranty Deed from Kevin Michael Twist and Christina Twist, husband and wife of record in Instrument No. 20210624-0085666 Register's Office for Davidson County, Tennessee, dated June 23, 2021 and recorded on June 24, 2021.

This is [X] improved [ ] unimproved property known as 533 Adamwood Dr, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 22nd day of July, 2026.

Kyle Welliver

Lynn Marie Welliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kyle Welliver and Lynn Marie Welliver, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~21st~~ 22nd day of July, 2026.

Notary Public
My Commission Expires: 2-2-2030

Lenders Title Company File No. 26-11247-7524

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County