WARRANTY DEED

Karen Johnson
Batch # 1453173
08/03/2026 11:07:16 AM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20260803-0071088

KIM DEBERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 23, 2027
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Matthew Whitehead
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Matthew Whitehead	Fairway Independent Mortgage Corporation	15-14-77
(NAME)	(NAME)	
3116 Margie Drive	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20261110

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, **Adam Taylor, a single man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Matthew Whitehead, a single man**, 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. :

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 37 in Section II, Plan of Williams Hills Subdivision, of record in Book 4460, page 62, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to John P. Wall and wife, Virginia A. Wall, by Warranty Deed from Walter B. Williams and wife, Margie L. Williams, dated 10/03/1972 and filed of record in Book 4648, page 328, Register's Office for Davidson County, Tennessee. The said Virginia A. Wall having died on or about 08/04/2025, leaving the said John P. Wall the surviving tenant by the entirety and sole owner of said land.

The said John P. Wall having died a citizen and resident of Davidson County, Tennessee on or about 12/18/2025. Pursuant to his Will, which Will is of record in Docket No. 26P257 in the Seventh Circuit Court for the State of Tennessee Twentieth Judicial District, Davidson County at Nashville, he devised subject premises to his children, Rebecca Ann Jones and Heather Joy Martinez.

AND BEING the same property conveyed to Adam Taylor, a single man by Warranty Deed from Rebecca Ann Jones and Heather Joy Martinez dated 03/20/2026 and filed for record in Inst. No. 20260406-0027313, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4576, page 846, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3116 Margie Drive, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of July, 2026

Adam Taylor

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Adam Taylor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of July, 2026.

Notary Public
My Commission Expires:

