Instrument prepared by:
JPS Title Services, LLC
1723 Kirby Parkway
Memphis, TN 38120
(901) 723-7100

Karen Johnson Davidson County
Batch # 1457818 DEEDWARR
08/11/2026 10:20:33 AM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20260811-0073833

Warranty Deed

This indenture is made and entered into by and between:

Ambrea Melanie Effertz, an unmarried woman, and Andrea K. Effertz, an unmarried woman,
(hereinafter "Grantor"); and

Edmund Hadley, III, a married man,
(hereinafter "Grantee")

WITNESSETH, that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, transfer and convey unto the said Grantee, the following described real property, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the aforesaid real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that they are lawfully seized and possessed of said real property in fee simple, that they have full right and lawful authority to sell and convey the same; that the same is unencumbered except for:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR EXCEPTIONS

and that title and quiet possession thereto, Grantor shall warrant and forever defend 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 the signature of the Grantor this 8/3 day of August, 2026.

Andrea K. Effertz

STATE OF CO
COUNTY OF Broomfield

On this 3 day of August, 2026, before me personally appeared Andrea K. Effertz, 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 seal, this 3 day of August, 2026.

Notary Signature
My commission expires: 04-05-2030

CHARLENE BYRON
Notary Public
State of Colorado
Notary ID # 20104012098
My Commission Expires 04-05-2030

Witness the signature of the Grantor this 5th day of August, 2026.

Ambrea Melanie Effertz

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of August, 2026, before me personally appeared Ambrea Effertz, 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 seal, this 5th day of August, 2026.

Notary Signature Loretta L. Peters
My commission expires: 01/24/2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RECORDING DATA

Property Address: 100 Berkley Drive, Madison, TN 37115	Improved Property: Yes X No ___	**Tax Map Parcel Numbers:** 051 12 0 034.00

Name/Address of New Owner(s):	**Send Tax Bills To:**
Edmund Hadley, III 8460 Coopertown Road Nashville, TN 37080	Edmund Hadley, III 8460 Coopertown Road Nashville, TN 37080

Valuation Affidavit: State of Tennessee, County of Shelby: To the best of Affiant's knowledge, the actual consideration or value of the property, whichever is greater, for this transfer is $ 280,000.00.

Affiant

Subscribed and sworn to before me this 10th day of August, 2026.

Notary Public

My Commission Expires:

LESLIE J. TALLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES APRIL 04, 2027

After Recording, Return to: JPS Title Services, LLC, 1925 Kirby Parkway, Memphis, TN 38120

EXHIBIT "A"

Property Legal Description

Property Address: 100 Berkley Drive, Madison, TN 37115

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of SECTION ONE, MORNINGSIDE HEIGHTS, of record in Plat Book 1130, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea K. Effertz, unmarried Woman, by Warranty Deed from Dennis C. Palin, Jr., and wife, Karen S. Palin, of record in Instrument No. 20180105-0001653, in the Register's Office of Davidson County, Tennessee, dated December 29, 2017, and recorded on January 05, 2018.

Being the same property conveyed to Andrea K. Effertz, unmarried and Ambrea Melanie Effertz, unmarried as tenants in common with the rights of survivorship, by Quitclaim Deed from Andrea K. Effertz, of record in Instrument No. 20180423-0038124, in the Register's Office of Davidson County, Tennessee, dated April 11, 2018, and recorded on April 23, 2018.

This conveyance is made subject to: all assessments, applicable property taxes which are not yet due and payable, zoning, subdivision and/or condominium declarations, covenants, restrictions, setback requirements, and easements of record in the land records of Shelby County, State of Tennessee, including but not limited to: Plat Book 1130, Page 76; deleting any covenant, condition or restriction indicating preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).