Karen Johnson Davidson County
Batch# 1464267 DEEDWARR
08/26/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20260826-0078767

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $549,900.00. Affiant Subscribed and sworn to before me, this the 20th day of August, 2026. Notary Public My commission expires: 1/4/2027 (AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Adam Ryne Green	Send Tax Bills To: **Same As New Owner**	Map-Parcel Numbers 061-16-0-190-00
1241 Ardee Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lindsey Thomason and Charles A. Thomason, Jr., wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Ryne Green, 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:

Land in Davidson County, Tennessee, being Lot No. 46, Block "C" on the Plan of Re-Subdivision of Sunnymeade of record in Plat Book 974, Page 56 and 57, in the Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 46 fronts 50 feet on the northerly side of Ardee Avenue and runs back 299.7 feet on the westerly line and 302.2 feet on the easterly line to a dead line, measuring 50 feet thereon, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Lindsey T. Thomason and Charles A. Thomason, Jr., wife and husband by Warranty Deed from Emily C. Deprist, married of record in Instrument No. 20200616-0062347 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 16, 2020.

THE conveyance of the above-described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 061-16-0-190-00.

1. All matters shown on the Plan of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4281, Page 191, said Register's Office.

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), 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 my/our hand(s) this **18th** day of August, 2026.

Lindsey Thomason

Charles A. Thomason, Jr.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me, a Notary Public of said County and State, Lindsey Thomason and Charles A. Thomason, Jr., wife and husband the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~, Greenville, South Carolina, this 18th day of August, 2026.

C. T

Notary Public

My Commission Expires: 5-6-32

C. TURNER
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 05-06-32

Certificate of Authenticity

I, Christian Reynolds, 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 **August 18, 2026**.

Date

Affiant Signature

August 20, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20** day of **August**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)