9356

Karen Johnson Davidson County
Batch# 1470715 DEEDWARR
09/10/2026 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260910-0083837

# WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Brian Jeffrey Adami | Fairway Indepnt Mgt | 050-11-0-A-104.00 |
| (NAME) | (NAME) | |
| 3149 Lauren Evelyn Way | 4950 S. Biltmore Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Madison WI 53718 | |
| (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, **Drew P. Gaw, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Jeffrey Adami, an unmarried man and John Adami and Sandi Adami, husband and wife,** 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 104, as shown on the map entitled Timberwood Cluster Lot Development, of record in Instrument No. 20080211-0013669 through 20080211-0013671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ikenna Smith, an unmarried person, by Special Warranty Deed from Habitat for Humanity of Greater Nashville, a Tennessee non-profit corporation, dated June 6, 2014, of record in Instrument No. 20140609-0049898, corrected in Instrument No. 20160324-0028093, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Drew P. Gaw, a married man, by Warranty Deed from Ikenna Smith, an unmarried person, dated May 27, 2026, of record in Instrument No. 20260602-0049784, Register's Office for Davidson County, Tennessee. The property conveyed herein is not the principal residence of the Grantor, nor is it the principal residence of the Grantor's spouse.

unimproved ☐

This is improved ☑ property, known as 3149 Lauren Evelyn Way, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in All matters appearing on the plan of record in Instrument No. 20080211-0013669 through 20080211-0013671; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080211- 0013672, as amended in Instrument No. 20100202-0008170, Instrument No. 20100316-0019843 and Instrument No. 20100910-0072176 with Scrivener's Affidavit recorded in**

**Instrument No. 20100929- 0077630; Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants Home Program of record in Instrument No. 20080228-0019666, as amended in Instrument No. 20090910-0084973; Covenants, Conditions and Restrictions as set forth in Deed of record in Instrument No. 20140609-0049898 and Instrument No. 20090713-0065068 and Release of Covenants and Restrictions in Instrument No. 20090930-0090753; Stormwater Detention Agreement as set forth in instrument of record in Instrument No. 20070501- 0051523; Common Open Space Deed of record in Instrument No. 20140909-0082470; all of record in the Register's Office for Davidson County, Tennessee.**

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 my hand this 4th day of September, 2026.

Drew P. Gaw

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Drew P. Gaw, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1 day of September 2026

Notary Public
My Commission Expires: 10.29.28

AMANDA S. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No.: 40414

Certificate of Authenticity

I, Anthony N. Greco, 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 the 4th day of Sept, 2026.

Anthony N. Greco, Affiant — September 4, 2026 — Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this 4 day of Sept, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027