Karen Johnson Davidson County
Batch# 1470717 DEEDWARR
09/10/2026 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20260910-0083841

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-42319-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of Sept, 2026 NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-29-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Real Tree MGT, LLC 110 Lewis St. Nashville, TN 37210	Same address as new owner	043-05-0-119

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($180,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL ADLY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **REAL TREE MGT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Tract No. 24, Block A, Cedarcrest Estates, of record in Book 974, Page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Michael Adly, from Erin Dias, Trustee of The 809 Delaware Ave Trust, by Warranty Deed dated February 24, 2026 and recorded March 4, 2026 in Instrument No. 20260304-0017094, said Register's Office.

The above referenced property is not and has never been the primary residence of the Grantor.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 809 Delaware Avenue, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of September, 2026

GRANTOR(S)

Michael Adly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Michael Adly, 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.

WITNESS my hand and seal, this the 3rd day of September 2026.

Notary Public

Tina C. Baldwin

Printed Notary Name

My commission expires: 11.28.26

STATE OF TENNESSEE NOTARY PUBLIC TISHA C. BALDWIN WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 3, 26 (date of document).

Jennifer Pennell

Sept 8, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Sept 8, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal