Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1474522 DEEDWARR
09/17/2026 09:07:03 AM 4 pgs
Fees: $23.00 Taxes: $1,230.25

20260917-0086567

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $332,500.00.

Affiant

Subscribed and sworn before me this the day 4th of September, 2026.

Notary Public
My commission expires: 3/27/27

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner:
Humberto Ovidio Miranda
900 Radford Dr.
Nashville, TN 37217

Send Tax Bill to:
Bank of America
4795 Regent Blvd
Irving, TX 75063

Tax Information:
107-09-0 073.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN ADAMS TEAL AND AUSTIN ADAMS AND CARLA TRIPLETT AND ESTATE OF JIMMY LOUIS ADAMS JR**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **HUMBERTO O MIRANDA, A MARRIED PERSON**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Patricia Heights, Section I, as of record in Book 2331, page 131, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Massman Drive, at the corner of Lot Nos. 63 and 64; thence with the line between said lots, southerly 139.6 feet to a corner of Lot No. 62; thence with the line between lots Nos. 62 and 63, westerly 114 feet to the easterly margin of Radford Drive; thence with the margin of the same, northerly 102.8 feet to the beginning of a curve; thence around said curve northeasterly 33 feet to the southerly margin of Massman Drive; thence with the margin of the same, easterly 87.5 feetto the point of beginning.

Being the same property conveyed to Jimmy Louis Adams and wife, Barbara M. Adams, by deed dated 08/21/1968, from Dallas V. Wilkinson and wife, Lou Helen Wilkinson, of record in Book 4262, page 428, Register's Office for said County.

Barbara M. Adams having died on 04/24/2016, thereby vesting the property solely in Jimmy Louis Adams as the surviving tenant by the entirety.

Jimmy Louis Adams a/k/a Jimmy Louis Adams, Sr. having died _____[testate / intestate]____ on 09/29/2018. See Probate Case No. _____, [court location] / Affidavit of Heirship of record in 20260917-0086565, Register's Office for said County.

Jimmy Louis Adams, Jr. having died _____[testate / intestate]____ on 09/15/2024. See Probate Case No. 24P2380, Davidson County, Tennessee / Affidavit of Heirship of record in * _____, Register's Office for said County.

* 20260917-0086566

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 900 Radford Dr., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 4th day of September, 2026.

La Ad Teal Heir for the estate of Jimmy Louis Adams, Jr.
Lauren Adams Teal, Heir for the Estate of Jimmy Louis Adams, Jr.

STATE OF IL.
COUNTY OF St. Clair

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lauren Adams Teal with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herlself to be the heir of the within named bargainor, an estate, and that she, as such heir, executed the foregoing instrument for the purposes therein contained by signing the name of the estate by the said Lauren Adams Teal as such Heir

Witness my hand and official seal this 4th day of September 2026.

My Commission Expires: 7-15-30.

Maura A. Jenkins
Notary Public

OFFICIAL SEAL
MAURA ANNE JENKINS
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1035192
MY COMMISSION EXPIRES JULY 15, 2030

Austin Adams

Austin Adams

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF ~~Georgetown~~ Horry

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Austin Adams , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2026.

My commission expires:

Notary Public

WILLIAM ZINN
Notary Public - State of South Carolina
My Commission Expires
08/15/2034

Carla Triplett

Carla Triplett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carla T. Triplett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2026.

My commission expires: 7-22-30

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ESTATE OF JIMMY LOUIS ADAMS JR

BY: Carla Triplett
Carla Triplett, Administrator

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carla Triplett with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the administrator of the within named bargainor, an estate, and that she, as such administrator, executed the foregoing instrument for the purposes therein contained by signing the name of the estate by the said Carla Triplett as such administrator.

Witness my hand and official seal this 4th day of September, 2026.

My Commission Expires: 7-22-30

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY