Karen Johnson Davidson County
Batch# 1476764 DEEDWARR
09/23/2026 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20260923-0088412

WARRANTY DEED

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY AND NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

Responsible Taxpayer and Property Owner:

Curtis & Alice Finn
225 Hollingsworth Cove Rd
Monteagle, TN 37356

Map/Parcel No. 103-12-C-7CO

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $249,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this
23 day of September, 2026.

Notary Public
My Commission Expires: 7/2/29

ALEXANDRA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INDENTURE is made this the _____ day of _____, 2026, by and between **Joan M. Adams** (hereinafter the "Grantor"), and **Curtis Harold Finn, Jr. and Alice M. Finn, husband and wife** (hereinafter the "Grantee").

W I T N E S S E T H:

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of

Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

BEING Unit No. 7 as shown on the Plat of 3831 Condominiums of record in Book 5200, Page 302, in the Register's Office for Davidson County, Tennessee, to which Plat specific reference is made for a more complete description, together with an undivided interest in the common elements of 3831 Condominium Association as described in Book 5699, Page 857, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joan M. Adams, by the Warranty Deed of record in Book 11696, Page 438, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

AND said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

IN WITNESS WHEREOF, the Grantor has executed this or caused the same to be executed by a duly authorized representative this the date first written above.

GRANTOR:

Joan M. Adams

Joan M. Adams

STATE OF TENNESSEE §
§
COUNTY OF Wilson §

Personally appeared before me, a duly commissioned **Notary Public** in and for the County and State aforesaid, **Joan M. Adams,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for purposes therein contained.

Witness my hand at office this the 22 day of September, 2026.

Notary Public

My Commission Expires: 1-31-29

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 ___ 9/23/26 te of document).

Affiant Signature

9/23/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

