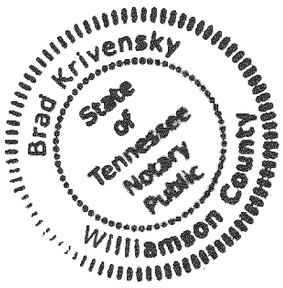
Karen Johnson Davidson County
Batch# 1477127 DEEDWARR
09/24/2026 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20260924-0088604

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2026.

Notary Public

My commission expires: 9/18/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin Tomita Sarah Arneal	MLB Residential Lending	120-13-0-001.00
927 Currey Rd.	841 Mountain Ave Ste 400	
Nashville, TN 37217	Springfield, NJ 07081	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADAM & JACOBSON INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN TOMITA AND SARAH ARNEAL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee described as follows to wit:

Being Lot 2 on the Plan of Final Plat of the Adam & Jacobson Investments, LLC Property as recorded in Instrument No. 20250929-0077223 in the Register's Office of Davidson County, Tennessee to which reference is hereby made for a more particular description thereof.

Being The Same Property Conveyed to Ernest Crick and Wife, Mary R. Crick By Installment Deed From Thomas J. Hudson And Wife, Polly G. Hudson, Dated February 18, 1958 And Recorded February 21, 1958 In The Register's Office For Davidson County, Tennessee.

Said Ernest Crick having died August 23, 1990 leaving Mary E. Crick as surviving tenant by the entirety. Mary E. Crick having died intestate on March 18, 2015. Pursuant to Intestate Succession and Affidavits of Heirship of record in Instrument No. 20240322-0020217, and Affidavits of Heirship of record in Instrument No. 20240322-0020218 and Affidavits of Heirship of record in Instrument No.20240322-0020219 ,and Affidavits of Heirship of record in Instrument No.20240322-0020220 and Affidavits of Heirship of record in Instrument No. 20240322-0020221 and Instrument No. 20240322-0020222 title is vested in Peggy Messer and Ronnie R. Crick. Peggy Messer having died intestate on June 25, 2023. Pursuant to Intestate Succession and Affidavits of Heirship of record in Instrument No. 20240322-0020223 and Instrument No. 20240322-0020224 Peggy

Messer's interest in subject property is vested in Carla Quinlan and Laura Smith.

Being the same property conveyed to Tallulah Realty LLC, a Tennessee Limited Liability Company by Warranty Deed from Laura Smith and Carla Quinlan and Roderick R. Crick of record in Instrument No. 20240325-0020297 Register's Office for Davidson County, Tennessee, dated March 8, 2024 and recorded on March 25, 2024.

Being the same property conveyed to TN Properties LLC by Warranty Deed from Tallulah Realty LLC, of record in Instrument No. 20240327-0021326 Register's Office for Davidson County, Tennessee, dated March 8, 2024 and recorded on March 27, 2024.

Being the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee limited liability company by Warranty Deed from TN Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250127-0006042 Register's Office for Davidson County, Tennessee, dated January 22, 2025 and recorded on January 27, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 927 Currey Road, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of September, 2026.

Adam & Jacobson Investments LLC, a Tennessee Limited Liability Company

By:_____
Morgan Adam Less, Member

By:_____
Gabriel Ishi Jacobson von Meier, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Morgan Adam Less and Gabriel Ishi Jacobson von Meier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Adam & Jacobson Investments LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

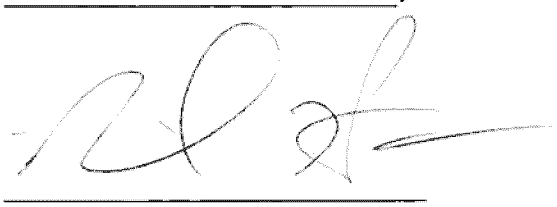
Witness my hand and seal this 22nd day of September, 2026.

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

_____
Notary Public

Certificate of Authenticity

I, Nick Harris, 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 **September 22, 2026**.



Affiant Signature

9/22/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22** day of **September**, 20___.



Notary's Signature

My Commission Expires: 3/9/27

Date

