This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1480606 DEEDWARR
10/05/2026 11:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20261005-0091444

New Owner:	**Send Tax Bill:**	**Map/Parcel**
WENDY S. DORFMAN 1108 Adwolfe Cove Hermitage, Tennessee 37076	SAME	086 04 0B 095.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. 67-4-409(a)(1)(C)(i)(b).

AFFIANT

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027

Sworn to and subscribed before me this September 30, 2026.

Notary Public

My Commission Expires: 02/28/2027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, BRIAN DORFMAN and wife, WENDY S. DORFMAN, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to WENDY S. DORFMAN, divorced.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 Sept 30, 2026.

By: _____
BRIAN DORFMAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Meghan Birdwell the undersigned, a Notary Public in and for said County and State, the within named BRIAN DORFMAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hermitage, Tennessee, this September 30, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 05/12/2030

MEGHAN BIRDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS MY HAND this August 25, 2026.

By: Wendy S Dorfman
WENDY DORFMAN

STATE OF TENNESSEE -)
COUNTY OF Williamson)

Personally appeared before me, Lisa Diaz the undersigned, a Notary Public in and for said County and State, the within named WENDY DORFMAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 25th day August, 2026.

NOTARY PUBLIC

My Commission Expires: 02/28/2027

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027

Exhibit A

Property Description

Said property is described to wit:

BEING Lot No. 96, on the plan of Section Three, Sunset Oaks, of record in Plat Book 9700, Page 198, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to BRIAN DORFMAN and wife, WENDY S. DORFMAN, by Warranty Deed of record from FRANK BATSON HOMES, Inc., in Deed Book 10853, Page(s) 391-393, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1108 Adwolfe Cove, Hermitage, TN 37076.

Tennessee Certification of Electronic Document

I, JAMES M ADCOX III, 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 30, 2026 (date of document).

Signature

September 30, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of September 2026.

Notary Public
My Commission Expires: 02/28/2027

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027