WARRANTY DEED

File No. 2020-197

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/26/22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 537323 **DEEDWARR**
12/17/2020 03:16:16 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20201217-0149752

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Waldron Adkins 2020 Trust	Karen Waldron Adkins	
3116 West End Circle, unit 110	1024 Rocksprings Rd	**104-02-3 O-001.00-CO**
Nashville, TN 37203	Smyrna, TN 37167	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Karen Adkins, married,** has this day bargained and sold and does hereby transfer and convey unto, **Karen Waldron Adkins 2020 Trust,** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being certain condominium units located in Davidson County, Tennessee, being Unit No. 110 of 3116 West End Circle Condominium, a condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated,

Being the same property conveyed to Karen Adkins, married by Warranty Deed from WEC Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190531-0051885, in the Register's Office for Davidson County, Tennessee, dated May 16, 2019 and recorded on May 31, 2019.

This is improved property known as: 3116 West End Circle, unit 110, Nashville, TN 37203.

This conveyance is further subject to (1) applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the

said land to the said GRANTEES, their 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 our hands this 15th day of December, 2020.

Karen Adkins

Karen Adkins

Gary W. Adkins

Gary W. Adkins

STATE OF: TENNESSEE

COUNTY OF: Rutherford

Before me, the undersigned Notary Public, personally appeared, **Karen Adkins and Gary W. Adkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who acknowledged that he/she executed the foregoing instrument, for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of December, **2020.**

My Commission Expires: 3/26/22

Notary Public

Prepared by and Return to: American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN. 37129
(615) 956-6466

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD