Karen Johnson Davidson County
Batch# 595281 DEEDWARR
03/18/2021 02:15:37 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20210318-0036230

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $680,000.00.

Affiant

Sworn to and subscribed before me this 17th day of March, 2021.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Kristen Trombetta		Legacy Home Loans LLC	
3311-B Felicia Street	3311-B Felicia Street	4004 Hillsboro Pike Ste. 216B	092-09-4J-002.00-CO
Nashville, TN 37209	Nashville, TN 37209	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **William Brady Adams and Amanda K. Adams, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Kristen Trombetta, an unmarried woman and Brett Hart, an unmarried man,*** (Grantees), their heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

* as tenants in common with right of survivorship.

Land in Davidson County, Tennessee, being Unit B, as shown on the Plan of 3311 Felicia Street Townhomes, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of 3311 Felicia Street Townhomes, of record in Instrument No. 20160602-0055687, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Brady Adams and Amanda K. Adams, husband and wife by Quitclaim deed from Classic Homes, LLC, a Tennessee Limited Liability Company, and Rojalin Joshi of record in Instrument No. 20180502-0041806 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on May 02, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JWSB-PC21331B

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021 and all subsequent years.
Plan of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions of record in Instrument Number 20160602-0055687, Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 17th day of March, 2021.

William Brady Adams

Amanda K. Adams

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **William Brady Adams and Amanda K. Adams, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 17th day of March, 2021.

CHARLES E. MORTON IV
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1.5.25