Karen Johnson Davidson County
Batch# 1027156 DEEDWARR
07/18/2023 08 57 52 AM 3 pgs
Fees $17 00 Taxes $0 00
20230718-0055034

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DAVIDSON §

THAT THE UNDERSIGNED, **MICKEY ATKINS and LORI ATKINS,** husband and wife, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS ($10 00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto **Mickey Atkins and Lori Atkins, Trustees of THE ATKINS FAMILY TRUST, a revocable trust,** , herein referred to as "Grantee", whether one or more, all, and no less than all, of Grantor's interest in the real property described as follows

Ref. No. 20121211-0114229, File No. 121279, Map-Parcel Nos. 092-16-0E-063.00 CO. LAND in Nashville, Davidson County, Tennessee, being Unit No. 809, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument Number 20060222-0020964, as amended and restated by instrument of record in Instrument Number 20071212-0143307; and further amended in

Instrument Number 20090818-0077786, Register's Office of Davidson County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat to the aforementioned amended and restated Master Deed. Reference is hereby made to the plan of The Adelicia, of record in Instrument No. 20080529-0054570, in the Register's Office of Davidson County, Tennessee.

Together with Parking Space Number(s) 118 and 119 and Storage Space Number(s) 107, which are assigned as Limited Common elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

BEING the same property conveyed to Joseph David Maxwell, by Warranty Deed from Ralph Robert Mastrangelo, married, dated 9/27/10 and recorded 9/27/10 in Instrument No. 20100927-0076904, in the Register's Office of Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Instrument Number 20060222-0020964, amended and restated in Instrument Number 20071212-0143307; and further amended in Instrument Number 20090818-0077786, said Register's Office.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 6th day of July, 2023.

MICKEY ATKINS

LORI ATKINS

Grantees and responsible party for property taxes:
Mickey and Lori Atkins, Trustees
THE ATKINS FAMILY TRUST, a revocable trust
3505 Bear Claw
Leander, TX 78641

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the 6th day of June, 2023, by **MICKEY ATKINS**.

RICHARD L. WELCH
My Notary ID # 3413880
Expires October 26, 2025

NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the 13th day of July, 2023, by **LORI ATKINS**

RICHARD L. WELCH
My Notary ID # 3413880
Expires October 26, 2025

NOTARY PUBLIC, STATE OF TEXAS

THIS INSTRUMENT PREPARED BY
Richard L. Welch, Attorney
8140 N Mopac Expressway
Westpark 4, Ste. 260
Austin, Texas 78759

WHEN RECORDED RETURN TO:
Richard L Welch, Attorney
8140 N. Mopac Expressway
Westpark 4, Ste 260
Austin, Texas 78759