RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBB-19730-24

Karen Johnson Davidson County
Batch# 1100212 DEEDWARR
02/12/2024 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20240212-0009787

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

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 12 day of February, 2024

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Trent Hemphill, II 900 20th Ave. South Unit 906 Nashville, TN 37212	Same address as new owner	092-16-0E-070-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FORTY THOUSAND AND 00/100 Dollars ($640,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FIONA HARLAN, TRUSTEE OF THE HARLAN FAMILY TRUST DATED AUGUST 21, 2018**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM TRENT HEMPHILL, II, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 906, 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 #20060222-0020964, as amended and restated in Instrument #20071212-0143307, and further amended in Instrument #20090818-0077786, Register's Office for said County, (collectively the Master Deed), said Unit being depicted on the Condominium Plat attached as Exhibit B to the aforementioned Master Deed. Together with Parking Spaces No. 27 and 28, which are assigned as limited common elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed, as amended.

Being the same property conveyed to Fiona Harlan, Trustee of the Harlan Family Trust dated August 21, 2018, from John M. Lutz, unmarried, by Warranty Deed dated June 25, 2021 and recorded June 29, 2021 in Instrument #20210629-0087907, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 900 20th Avenue South, Unit 906, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of February, 2024

GRANTOR(S)

The Harlan Family Trust dated August 21, 2018

By: Fiona Harlan, Trustee
Fiona Harlan, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Fiona Harlan, Trustee of The Harlan Family Trust dated August 21, 2018 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained as said Trustee of the Harlan Family Trust dated August 21, 2018.

WITNESS my hand and seal, this the 12 day of Feb, 2024

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 12, 24 (date of document).

Jennifer L. Pennell

February 12, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of Feb, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

