Karen Johnson Davidson County
Batch# 1131632 DEEDWARR
05/06/2024 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $993.45
20240506-0033220

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH24-07477

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ankita U. Mohan and Aparna K. Mohan 2025 Woodmont Blvd. 316 Nashville, TN 37215	New Owner	117-11-0J-316-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anthony P. Adamson and Stephanie Michele Adamson, Trustees of the Anthony and Stephanie Adamson Living Trust dated July 21, 2006 and any amendments thereto, as tenants by the entireties**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ankita U. Mohan, a single woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 316 together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime Established by Master Deed of record in Instrument No. 20040209-0015685, Instrument No. 20040212-0017074, Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Anthony P. Adamson and Stephanie Michele Adamson, Trustees of the Anthony and Stephanie Adamson Living Trust dated July 21, 2006 and any amendments thereto, as tenants by the entireties by Quit Claim Deed from Anthony Adamson and Stephanie Adamson, husband and wife of record as Instrument No. 20211104-0147810 in the Register's Office for Davidson County, Tennessee, dated September 8, 2021 and recorded on November 4, 2021.

For Information Only: Being Parcel 117-11-0J-316-00
Being also known as 2025 Woodmont Blvd. 316, Nashville, TN 37215

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2025 Woodmont Blvd. 316 , Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6th day of May, 2024

Anthony P. Adamson and Stephanie Michele Adamson, Trustees of the Anthony and Stephanie Adamson Living Trust dated July 21, 2006 and any amendments thereto, as tenants by the entireties

BY: _____, Trustee
Anthony P Adamson

BY: _____, Trustee
Stephanie Michele Adamson

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anthony P Adamson and Stephanie Michele Adamson, Trustees of the Anthony P. Adamson and Stephanie Michele Adamson, Living Trust dated July 21, 2006 and any amendments thereto, as tenants by the entireties, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Franklin, Tennessee, this 6th day of May, 2024.

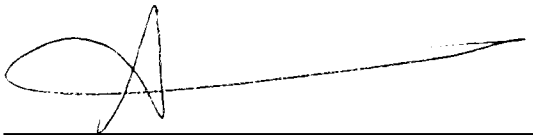
_____
Notary Public

My Commission Expires: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **May 6, 2024**.



Affiant Signature

05/06/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 6, 2024**.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal