This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1171563 DEEDQC
08/19/2024 08:21:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240819-0063272

New Owner:	Send Tax Bill:	Map/Parcel
Nicolette Catafygiotu, Trustee of the Nicolette Catafygiotu Revocable Living Trust dated August 15, 2024, and any amendments thereto 900 20th Ave. S., #1412 Nashville, TN 37212	Same as new owner	092 16 0E 143.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 15th day of August 2024.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **NICOLETTE CATAFYGIOTU**, (Grantor), by these present do hereby quitclaim and convey unto **NICOLETTE CATAFYGIOTU, TRUSTEE OF THE NICOLETTE CATAFYGIOTU REVOCABLE LIVING TRUST DATED AUGUST 15, 2024, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1412 of The Adelicia, 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, under the Master Deed establishing The Adelicia of record in Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, in the Register's Office for Davidson County, Tennessee, and

subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility casements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Together with Parking Space Number 63 and Storage Space Number 40, 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 Nicolette Catafygiotu by deed from Brandon J. Liggett, unmarried, of record in Instrument No. 20190612-0056353 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is improved property, known as 900 20th Ave. S. #1412, Nashville, TN 37212.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 15th day of August, 2024.

By: _____
NICOLETTE CATAFYGIOTU

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 Nicolette Catafygiotu, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 15th day of August, 2024.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025