Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1178155
09/05/2024 11:16:38 AM
Fees: $13.00 Taxes: $943.50

Davidson County
DEEDWARR
2 pgs

20240905-0068351

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th **DAY OF SEPTEMBER, 2024.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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

04-NSH24-08345

Address of New Owner:	Send Tax Bills to:	Tax Information:
Steven K. Williams 6329 Kingsbury Drive Brentwood, TN 37027	Steven K. Williams 6329 Kingsbury Drive Brentwood, TN 37027	131-05-0B-354.00-CO

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**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven K. Williams,** married , 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:

Unit 354, on the Plan of Four Seasons, a Condominium Development, as set forth in the Master Deed establishing Four Seasons, a Condominium of record in Book 6841, Page 349, as amended by amendment to Master Deed of record in Book 6841, Page 349, in the Register's Office for Davidson County, Tennessee, to which Master Deed and Amendment reference is hereby made for a more complete description of said property.

Being the same property conveyed to Anthony Paul Adamson and Stephanie Michele Adamson by Warranty Deed from Ahley Hulse, married of record in Instrument No. 20120910-0082026 Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 10, 2012.

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 Quitclaim Deed from Anthony Paul Adamson and Stephanie Michele Adamson, husband and wife of record in Instrument No. 20211104-0147809 Register's Office for Davidson County, Tennessee, dated September 8, 2021 and recorded on November 4, 2021.

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: 354 Summit Ridge Circle, 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 4th day of September, 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

BY: _____, TRUSTEE
Anthony P Adamson, Trustee

BY: Stephanie Michele Adamson, Trustee
Stephanie Michele Adamson, Trustee

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, Trustee of the Anthony P. Adamson and Stephanie Michele Adamson, Trustees of the Anthony and Stephanie Adamson Living Trust dated July 21, 2006, and any amendments thereto Trust, 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 4th day of September, 2024.

_____
Notary Public

My Commission Expires: 06.14.27

FAITH L LOWE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 Stephanie Michele Adamson, Trustee of the Anthony P. Adamson and Stephanie Michele Adamson, Trustees of the Anthony and Stephanie Adamson Living Trust dated July 21, 2006, and any amendments thereto Trust, 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 4th day of September, 2024.

_____
Notary Public

My Commission Expires: 06.14.27

FAITH L LOWE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY