WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248780 DEEDWARR
03/21/2025 07:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20250321-0020899

File #25-PA-0900-809

(SEAL)

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES: 7.7.25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Trevor Holmes Kaufman	**New Owner**	
(NAME)	(NAME)	
900 20th Avenue South, Unit 809		**092 16 0E 063.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LORI ATKINS AND MICKEY ATKINS, TRUSTEES OF THE ATKINS FAMILY TRUST DATED JANUARY 28, 2019,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TREVOR HOLMES KAUFMAN, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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 restate 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 Mickey Atkins and Lori Atkins, Trustees of THE ATKINS FAMILY TRUST, a revocable trust, by General Warranty Deed from Mickey Atkins and Lori Atkins, husband and wife, of record in Instrument No. 20230718-0055034, in the Register's Office of Davidson County, Tennessee, dated July 06, 2023, and recorded on July 18, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of The Adelicia, as recorded in Plat Instrument No. 20080529-0054570 .
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Adelicia, A Condominium Condominium of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, amended at Instrument No. 20090818-0077786; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement recorded in Instrument No. 20071207-0141926.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **900 20th Avenue South, Unit 809, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 17 day of March, 2025.

The Atkins Family Trust dated January 28, 2019

By: Lori Atkins
Lori Atkins, Trustee

By: _____
Mickey Atkins, Trustee

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Travis

On this 17 day of March, 2025, before me personally appeared Lori Atkins and Mickey Atkins, Trustees of The Atkins Family Trust dated January 28, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, ~~at office~~, this 17 day of March, 2025.

_____
Notary Signature
My commission expires: 10/19/2027

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2027

True Copy Certification

I, **Tammy Carney,** 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 this the 17 day of March, 2025.

Affiant Signature
Date 3-17-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 7.7.25

