WARRANTY DEED

Karen Johnson Davidson County
Batch# 1252119 DEEDWARR
03/25/2025 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $4,306.80
20250325-0022422

File No. BC-24-436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Randall E. Hendricks and Lisa C. Hendricks	New Owner	
(NAME)	(NAME)	
5814 Mission Drive		092-16-0E-076.00-CO
(ADDRESS)	(ADDRESS)	
Mission Hills, KS 66208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BEVERLY RAWLINGS, WIDOW**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL E. HENDRICKS AND LISA C. HENDRICKS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. 911, 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 No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, 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.

Being the same property conveyed to George Rawlings and Beverly Rawlings, husband and wife by Warranty Deed from Michael Davis, an unmarried man of record in Instrument No. 20221004-0109586 Register's Office for Davidson County, Tennessee, dated September 28, 2022 and recorded on October 04, 2022.

George Rawlings died March 16, 2023 leaving Beverly Rawlings the sole tenant by entirety.

This is property more commonly known as 900 20th Avenue South, Unit 911, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 19th day of March, 2025.

Beverly Rawlings

Beverly Rawlings

STATE OF Kentucky
COUNTY OF Oldham

On this 19th day of March, 2025, before me personally appeared Beverly Rawlings, 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 19th day of March, 2025.

Stephanie Riordan

Notary Signature
My commission expires: Sept. 27, 27

Stephanie Riordan
Notary Public, ID KYNP77031
State at Large, Kentucky
My Commission Expires on Sept. 27, 2027

Certificate of Authenticity

I, Ryan Lux, 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 **March 19, 2025**.

Date

Affiant Signature

March 19, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY