WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 7-5494-MC

Karen Johnson Davidson County
Batch# 1254186 DEEDWARR
03/31/2025 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250331-0024165

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (575,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/21/2028

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Trevor Coe and Elizabeth McFarlin (NAME)	**NEW OWNER** (NAME)	**105 01 1Y 311.00**
1014 16th Avenue Nashville, TN 37212 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 27th day of March, 2025, the undersigned, **JENNIFER N. ADAMS AND MARK E. ADAMS, A MARRIED COUPLE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TREVOR COE, AND ELIZABETH MCFARLIN**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1014 16TH AVENUE, 311, NASHVILLE, TN 37212** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as UNIT 311 of HAROLD & OWEN CONDOMINIUMS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record in Instrument No. 20240304-0014936, as amended at First Amendment of record at Instrument No. 20240625-0047065, and amended at Second Amendment of record at Instrument No. 20240711-0052228, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jennifer N. Adams and Mark E. Adams, a Married Couple, by Warranty Deed from Harold & Owen LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240815-0062605, in the Register's Office of Davidson County, Tennessee, dated August 15, 2024, and recorded on August 15, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of March, 2025.

GRANTOR: JENNIFER N. ADAMS

STATE OF SC)
COUNTY OF Beaufort)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JENNIFER N. ADAMS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26th day of March, 2025.

JEREMY T MCDONNELL
Notary Public, State of South Carolina
My Commission Expires
03/10/2027

Notary Public

My Commission Expires 3/10/27

GRANTOR: MARK E. ADAMS

STATE OF SC)
COUNTY OF Beaufort)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MARK E. ADAMS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26th day of March, 2025.

JEREMY T MCDONNELL
Notary Public, State of South Carolina
My Commission Expires
03/10/2027

Notary Public

My Commission Expires 3/10/27

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/27/2025 (date of document).

Affiant Signature

3/27/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of March, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL