Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-1396

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of April, 2025

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1260554 DEEDWARR
04/16/2025 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250416-0029086

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brooke Porter Hawkins 900 20th Ave South Unit 1610 Nashville, TN 37212	New Owner	092-16-0E-170.00-CO

WARRANTY DEED

FOR AND IN 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,

EJN Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brooke Porter Hawkins, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 1610, 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 No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for Davidson 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 EJN Properties, LLC by Warranty Deed from Katharine Marie Nicodemus, a married woman of record in Instrument No. 20180712-0067512 Register's Office for Davidson County, Tennessee, dated July 06, 2018 and recorded on July 12, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 900 20th Ave South, Unit 1610, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 14th day of April, 2025.

EJN Properties, LLC, a Kentucky Limited Liability Company

By: Amanda Havill, manager
Amanda Havill, Manager

STATE OF Kentucky
COUNTY OF Jefferson

Before me, Robyn N. Schlabach of the state and county mentioned, personally appeared Amanda Havill, Manager of EJN Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of EJN Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Amanda Havill, Manager of EJN Properties, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Louisville, KY this 14th day of April, 2025.

Notary Signature

Printed Name: Robyn N. Schlabach

My commission expires: 5-17-2027

ROBYN NICOLE SCHLABACH
Notary Public
Commonwealth of Kentucky
Commission Number KYNP72455
My Commission Expires May 17, 2027

Certificate of Authenticity

I, Joshua A. Terry, 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 4/14/2025.

Affiant Signature – Joshua A. Terry

4/16/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/16/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27