Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible] TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1320106
09/09/2025 09 54 01 AM
Fees $13 00 Taxes $1,060 05
20250909-0071847

Davidson County
DEEDWARR
2 pgs

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Adam Tamburin		129-15-0-A-118.00 CO
(NAME) 21 Vaughns Gap Road, Number 118G	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **Victoria W. Edwards, formerly known as Victoria W. Hupp, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Tamburin, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A Condominium Apartment in Davidson County, Tennessee, being Unit No 118 of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 7091, page 302, in the Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Victoria W Hupp, unmarried, by Warranty Deed from KMF Investments, LLC, dated March 11, 2020, of record in Instrument No 20200313-0028315, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 21 Vaughns Gap Road, Number 118G, Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

The above referenced property has never been the marital residence of said Grantor.

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, his heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominium, of record in Book 7091, page 302, amended in Instrument No. 20071025-0126213, Instrument No. 20080424-0042111, Instrument No. 20220520-0058927, Instrument No. 20220520-0058928 and Appointment of Successor Trustee of record in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106; By-Laws of record in Book 7091, page 302, amended in Instrument No. 20071025-0126213; Charter of record in Book 7091, page 302 and Book 7102, page 223; Agreement for dedication of easement for sanitary sewers and/ or storm drainage of record in Book 4816, page 427, corrected in Book 4881, page 710; Easement agreement of record in Book 11000, page 273; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 4th day of September, 2025

Victoria W Edwards

State of Connecticut
County of Fairfield

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Victoria W Edwards, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Weston, Connecticut, this 4 day of September, 2025

Maria C Miller
Notary Public
My Commission Expires 8/31/2030

File No.: 39636

MARIA C MILLER
Notary Public
Connecticut
My Commission Expires Aug 31, 2030