B/

3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952222

Karen Johnson Davidson County
Batch # 1331679 DEEDWARR
10/08/2025 09 52 06 AM 3 pgs
Fees $18 00 Taxes $1,628 00

20251008-0080285

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

JAMES A. WACHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 1st day of October, 2025.

Notary Public
My Commission Expires: 11-8-27

WARRANTY DEED

Address New Owner:	Send Tax Bills To.	Tax Information:
James Hill Hippe 900 20th Avenue #1112 Nashville TN 37212	New Owner	Tax Parcel ID No 092 16 0E 101.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Lim, Trustee of the Surviving Spouse's Trust of the Limlam8 Living Trust, dated May 9, 2014, and any amendments hereto** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Hill Hippe**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1112 of THE ADELICIA, A CONDOMINIUM Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing THE ADELICIA, A CONDOMINIUM of record in Instrument Number 20060222-0020964, amended and restated in Instrument No. 2007I212-0143307, and further amended in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Together with Parking Space Number 61, which is 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 David Lim and Barbara Lam, Trustees of the LimLam8 Living Trust, dated May 9, 2014, by Warranty Deed from Dennis M Polian, an unmarried man, of record in Instrument No. 20140617-0052829, in the Register's Office of Davidson County, Tennessee, dated June 12, 2014, and recorded on June 17, 2014. Barbara Lam having since died leaving David Lim as the Surviving Trustee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES 2ND SUBDIVISION, as recorded in Plat Book 1, Page 81.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE ADELICIA, as recorded in 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 of record in Instrument No. 20060222-0020964, as Amended and Restated in Instrument No. 20071212-0143307 and Amended in 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 for Conservation, recorded in Instrument No. 20071207-0141926.

Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050802-0090098.

Charter for Adelicia Condominium Association, Inc. recorded as Instrument No. 20060221-0020199.

An Application to Combine Parcels recorded in Instrument No. 20051213-0149361.

This is improved property located at 900 20th Avenue #1112 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2025

Limlam8 Living Trust , dated May 9, 2014

By David Lim
David Lim, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

see attached

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Lim, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The LimLam8 Living Trust, dated May 9, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of September, 2025

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Orange)

On September 30, 2025 before me, Josh Stittsworth, notary public
(insert name and title of the officer)

personally appeared David Lim,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ **(Seal)**

JOSH STITTSWORTH
Notary Public - California
Orange County
Commission # 2523520
My Comm. Expires Jul 14, 2029