Karen Johnson Davidson County
Batch# 1364151 DEEDWARR
12/31/2025 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20251231-0104491

WARRANTY DEED

(SEAL)

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford BS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: 05/24/2028

File #25-TC-1920-303

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle Thorstad	New Owner	
(NAME)	(NAME)	**092 16 0E 013.00**
1920 Adelicia Street, Unit 303		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LAUREN PICKERING, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KYLE THORSTAD, A SINGLE MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 303, together with the appurtenant interest in the common elements of THE ADELICIA, a Condominium, horizontal property regime established by Master Deed, of record as Instrument No. 20060222-0020964, as amended and restated as 20071212-0143307, Register's Office for Davidson County, Tennessee, as further amended by First Amendment to Amended and Restated Master Deed for The Adelicia, a Condominium, of record as Instrument No. 20090818-0077786, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 133, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Lauren Pickering, by Warranty Deed from Richard Gumina and Patricia Witman, Husband and Wife, of record in Instrument No. 20180514-0046056, in the Register's Office of Davidson County, Tennessee, dated May 8, 2018 and recorded on May 14, 2018.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* 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 Condominium of record in Instrument No. 20060222-0020964, and amended in Instrument No. 20071212-0143307 and 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.
* 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.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1920 Adelicia Street, Unit 303, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) ~~this~~ the 30th day of December, 2025.

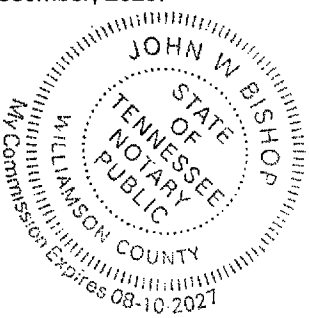
Lauren Pickering

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2025, before me personally appeared Lauren Pickering, 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 30th day of December, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 12/30/2025 (date of document).

Affiant Signature

12/30/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY