Karen Johnson Davidson County
Batch# 1401404 DEEDWARR
04/02/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $4,569.50
20260402-0026649

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,235,000.00**

Rachel Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 1/29/2028

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade A. Mittelstadt, Trustee of Wade A. Mittelstadt Revocable Trust Agreement dated October 9, 2025 and Carol A. Mittelstadt, Trustee of Carol A. Mittelstadt Revocable Trust Agreement dated October 9, 2025	New Owner	092-16-0E-067-00
(NAME) 900 20th Avenue South, 801	(NAME)	
(ADDRESS) Nashville, TN 37212	(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, WE,

WILLIAM T. STEWART, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WADE A. MITTELSTADT, TRUSTEE OF WADE A. MITTELSTADT REVOCABLE TRUST AGREEMENT DATED OCTOBER 9, 2025, AND CAROL A. MITTELSTADT, TRUSTEE OF CAROL A. MITTELSTADT REVOCABLE TRUST AGREEMENT DATED OCTOBER 9, 2025,

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:

Being Unit No. 801, 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 of record in Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee (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 William T. Stewart, an unmarried man by Deed dated December 23, 2020 from Roxanne N. Ellwanger and David K. Ellwanger, wife and husband, recorded December 29, 2020, in Instrument Number 20201229-0154128, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #22989

This *Improved* property is commonly known as: 900 20th Avenue South, 801, 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 do 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

Witness my/our hand(s) this 1st day of April, 2026

Wm. T Stewart

William T. Stewart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of April, 2026, before me personally appeared William T. Stewart, 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 1st day of April, 2026.

Notary Signature
My commission expires: 9/26/29

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #22989

Certificate of Authenticity

I, J. Trent Lehman, 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 4/1/26.

Date

Affiant Signature

4/1/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of April, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)