Karen Johnson Davidson County
Batch# 1442983 DEEDWARR
07/07/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20260707-0061162

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-2030

(AFFIX SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher M. Treanor and Sarah P. Treanor		092-16-0E-130.00
(NAME) 900 20th Ave S, Unit 1314	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Andrew C. Apodaca, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher M. Treanor and Sarah P. Treanor, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 1314, 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, 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.Together with Parking Space Number(s) 162 and 163, and Storage Space Number 93, which are 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 Andrew C. Apodaca, a single man by Warranty Deed from Mark Lamp and Pamela Lamp, husband and wife, dated 09/20/2024, of record in Instrument No. 20240920-0073142, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 900 20th Ave S, Unit 1314, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2953021
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 1st ~~AA~~ day of July, 2026.

Andrew C. Apodaca

State of California
County of ~~Orange~~ RMS Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew C. Apodaca, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this RMS 1ST. ~~2nd~~ day of July, 2026.

Notary Public: Rosa M. Sisniega
My Commission Expires: 01-01-2030

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

ROSA M. SISNIEGA
Notary Public - California
Los Angeles County
Commission # 2540288
My Comm. Expires Jan 1, 2030

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.

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 July 2, 2026

A R Steelman
Affiant Signature

7/6/2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 6th day of July, 2026.

Notary Public

(SEAL)



My Commission Expires: 05-20-2029

900