THIS INSTRUMENT PREPARED BY:
MORGAN & AKINS, PLLC
2000 Richard Jones Road
Suite 260
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170067626 DEEDQC
Recvd: 08/04/17 15:26 6 pgs
Fees:33.00 Taxes:111.00
20170804-0080122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $30,000.00.

Deborah L Kerns
Affiant

Subscribed and sworn to before me, this 28 day of July, 2017.

Notary Public

My Commission Expires: 1/5/2020

STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

QUITCLAIM DEED

No title search was preformed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

Address New Owner:	Send Tax Bills To:	Tax Information:
Ross E. Kerns & Deborah L. Kerns 1908 Adelicia Street Unit 106 Nashville 37212	New Owner	Map & Parcel 092160E00700CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), cash in hand, paid by the hereinafter names Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ross E. Kerns** and wife **Deborah L. Kerns** and **Amanda Kerns** (hereinafter referred to as the "Grantor") has bargained and sold, and by these presents do hereby transfer and convey unto **Ross E. Kerns and Deborah L. Kerns**, husband and wife, hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Unit No. 106, together with the appurtenant interest in the common elements of the Adelicia, A Condominium, a horizontal property regime established by the Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307 and 20090818-0077786, Register's Office for said 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) 253 and 254, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.]

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO TITLE EXAMINATION WAS MADE NOR REQUESTED.

Being the same property conveyed to **Ross E. Kerns** and wife **Deborah L. Kerns** and **Amanda Kerns**, by Warranty Deed, from Elizabeth D. Krueger and Thomas C. Krueger, Trustees of the Elizabeth D. Krueger Living Trust, established by the Revocable Trust Agreement of Elizabeth D. Krueger, dated September 16, 2008, of record in Instrument No. 20110329-0024167, Register's Office for Davidson County, Tennessee, dated March 21, 2011 and recorded on March 29, 2011.

Further Being the same property conveyed by Warranty Deed from Elizabeth D. Krueger to Elizabeth D. Krueger and Thomas C. Krueger, Trustees of the Elizabeth D. Krueger Living Trust, established by the Revocable Trust Agreement of Elizabeth D. Krueger, dated September 16, 2008 as recorded on the 31st day of October, 2008 in Instrument No. 20081031-0108832 and Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company to Elizabeth D. Krueger, married as recorded on the 17th day of December, 2007 in Instrument No. 20071217-0144191, in the Register's Office of Davidson County, Tennessee.

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.

Charter of Adelicia Condominium Association, Inc. recorded at Instrument No. 20060221-0020199.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertaking, assessments and other provisions contained in or incorporated by reference in to the Master Deed establishing THE ADELICIA Condominium of record in Instrument No. 20060222-0020964, amended in Instrument Nos. 20071212-0143307 and 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 no or hereafter established over, through or upon the land embracing the regime and building thereon.

Boundary Line Agreement recorded in Book 9412, Page 677.

Application to Combine Parcels recorded at Instrument No. 20051213-0149361.

Plat – The Adelicia recorded at Instrument No. 20080529-0054570.

Conservation Easement recorded at Instrument No. 20071207-0141926.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as 1908 Adelicia Street, Unit 106 in Nashville, Tennessee 37212.

With said conveyance(s) being subject to any and all existing restrictions encumbrances, and easements of record.

Whenever used, the singular number 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 28 day of July, 2017.

Signature Page(s) Following:

Ross E. Kerns

Ross E. Kerns

STATE OF Tennessee)

COUNTY OF Knox)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ross E. Kerns,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of July, 2017.

Holly R. Gibson

Notary Public

My Commission Expires: 1/5/2020

HOLLY R. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Deborah L Kerns

Deborah L. Kerns

STATE OF Tennessee)

COUNTY OF Knox)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Deborah L. Kerns,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of July, 2017.

Holly R. Gibson

Notary Public

My Commission Expires: 1/5/2020

HOLLY R. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Amanda K. Kerns

Amanda Kerns

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Amanda Kerns**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of August, 2018.

KATRINA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Katrina Martin

Notary Public

My Commission Expires: 9/22/2019