Bill Garrett Davidson County
Batch# 44193 DEEDQC
01/04/2018 09:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180104-0001206

| | |
|---|---|
| *Charlet Cornelious<br>**THIS INSTRUMENT PREPARED BY:***<br>**MORGAN & AKINS, PLLC**<br>**2000 Richard Jones Road**<br>**Suite 260**<br>**Nashville, TN 37215** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $0.00.<br><br>Affiant<br>Subscribed and sworn to before me, this 13th day of December, 2017.<br>Notary Public<br>My Commission Expires: 03/28/2021 |

MARGARET EDWARDS
Notary Public - State of New York
No. 01ED6124272
Qualified in New York County
My Comm. Expires Mar. 28, 2021

## 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:<br>Donato J. Tramuto<br>900 20th Avenue South<br>Unit 1114<br>Nashville, TN 37212 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Map & Parcel<br>092-16-0E<br>102.00-CO |

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, **Newhall Drive, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") has bargained and sold, and by these presents do hereby transfer and convey unto **Donato J. Tramuto**, 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. 1114, 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) 146 and 147 and Storage Space Number 11, which are assigned as Limited Common

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

Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.]

Being the same property conveyed to Newhall Drive, LLC, by Warranty Deed, from Edwin Andrew Moats, dated October 16, 2017, of record in Instrument No. 20171017-0106235, Register's Office for Davidson County, Tennessee.

Further Being the same property conveyed by Quitclaim Deed dated April 28, 2010, from Erica L. Moats, of record in Instrument No. 20100510-0035722, recorded on the 10th day of May, 2010, 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.

Storm water detention agreement of record at Instrument Number 20050802-0090098

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 900 20th Avenue South, Unit 1114 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 13 day of December, 2017.

***Signature Page(s) Following:***

**Newhall Drive, LLC,**
**a Tennessee limited liability company**

**By:**
**Its: Member**

STATE OF New York )

COUNTY OF New York )

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared Donato J Tramuto with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon this oath, acknowledged (himself/herself) to be the Member of Newhall Drive, LLC, a Tennessee limited liability company, the within named bargainor, a living trust, and that (he/she) as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **Newhall Drive, LLC, a Tennessee limited liability company** by (himself/herself) as Member.

Witness my hand and official seal at office, this 13th day of December, 2017.

Notary Public

My Commission Expires: 03/28/2021

MARGARET EDWARDS
Notary Public - State of New York
No. 01ED6124272
Qualified in New York County
My Comm. Expires Mar. 28, 2021

# True Copy Certification

I, BRIAN KESTER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me Autumn R. Carnegie, a notary public for this county and state, BRIAN KESTER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-06-2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020