STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Christina Carmel, Affiant
Subscribed and sworn before me this the
4 Day of September, 2018.
Brady Wier, Deputy Register

This instrument was prepared by:
Dickinson Wright PLLC
54 Music Square East
Suite 300
Nashville, TN 37203

Address New Owner:	Send Tax Bills to:	Tax Information:
Christina Carmel 900 20th Avenue S #1308 Nashville, TN 37212-2246	Christina Carmel 900 20th Avenue S #1308 Nashville, TN 37212-2246	Tax-Parcel ID No.: 161-05-0-C/228.00CO

QUITCLAIM DEED

NOW, THEREFORE, for and in consideration for the sum of One and No/100 ($1.00) Dollar, cash in hand paid, Albert T. Ehringer, the Grantor, does here by convey, remise, release and forever quitclaim unto Christina Ehringer aka Christina Carmel, the Grantee, her heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land and rights in the condominium in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 1308, 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, amended at 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 137 and Storage Space Number(s) 78, 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 by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company to Adelicia Investors, LLC, a Tennessee limited liability company as recorded on the 4th day of January, 2008 in Instrument No. 20080104-0000958 and Affidavit of Scrivener's Error as recorded on the 21st day of April, 2008 in Instrument No. 20080421-0040632, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Christopher Robert Fusco by Warranty Deed from Adelicia Investors, LLC a Tennessee limited liability company, recorded on the 22nd day of July, 2013 in Instrument No. 20130722-0075578, in the Register's Office of Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 136625 DEEDQC
09/04/2018 01:30:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180904-0087304

Being the same property conveyed to Christina Carmel by Warranty Deed from Christopher Robert Fusco, dated April 27, 2015 and recorded on the 30th day of April, 2015 in Instrument No. 20150430-0039017, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. Hayes 2nd Subdivision, as recorded in Plat Book 1, Page(s) 81.

Charter of Adelicia Condominium association, Inc., recorded at Instrument No. 200060221-0020199.

Conditions, convenants, 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, amended at Instrument Nos. 20071212-0143307 and 20090818-0077786.

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 is improved property, known as 900 20th Avenue S #1308 Nashville, TN 37212-2246

WITNESS my hand this 11 day of MAY, 2018.

Albert T. Ehringer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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.

State of California)
County of Los Angeles)

On May 22, 2018 *Date* before me, Lanyea L. Lee "Notary Public" *Here Insert Name and Title of the Officer*

personally appeared Albert T. Ehringer *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

LANYEA L. LEE
Notary Public – California
Los Angeles County
Commission # 2193506
My Comm. Expires Apr 24, 2021

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed Document Date: May 22, 2018
Number of Pages: 2 Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Albert T. Ehringer	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: Self	Signer Is Representing:

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