THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420052

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of April, 2019.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 225437 DEEDWARR
05/03/2019 09:49:07 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190503-0041473

WARRANTY DEED

Address New Owner:	Send Tax Bills To: new owner	Tax Information:
Gerard Hweesuan Lee and Grace Zhi Qing Lee 1920 Adelicia Street #404 Nashville TN 37212	P.O. Box 488 New York, NY 10276	Tax Parcel ID No. 092160E02200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ishkander M. Hassam-Malani and Khairun I. Hassam-Malani, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerard Hweesuan Lee and Grace Zhi Qing Lee, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 404, 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 Nos. 20071212-0143307 and 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) 107, which is assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Ishkander M. Hassam-Malani and wife, Khairun I. Hassam-Malani by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company, recorded on the 5th day of June, 2008 in Instrument No. 20080605-0057929, 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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE ADELICIA, as recorded in Instrument No. 20080529-0054570 .

Conditions, covenants, 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-

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BR-19-910-404

0020964, as amended by instrument(s) of record in Instrument No. 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 now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conservation Easement, recorded in Instrument No. 20071207-0141926.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050802-0090098.

Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20050803-0090595.

Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.

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

This is improved property located at 1920 Adelicia Street #404 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of April, 2019.

Ishkander M. Hassam-Malani
by Richard Rieck, attorney in fact

Ishkander M. Hassam-Malani
By: Richard Rieck, Attorney in Fact

Khairun I. Hassam-Malani
by Richard Rieck, attorney in fact

Khairun I. Hassam-Malani
By: Richard Rieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Rieck 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, and who further acknowledged that he is the Attorney-in-Fact for Ishkander M. Hassam-Malani and Khairun I. Hassam-Malani and that he is authorized by Ishkander M. Hassam-Malani and Khairun I. Hassam-Malani to execute this instrument on their behalf.

WITNESS my hand, at office, this 26th day of April, 2019.

Virginia Anderson
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021