Karen Johnson Davidson County
Batch# 285095 DEEDWARR
09/12/2019 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,874.05
20190912-0092615

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

CRT File No. 190821995

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15.2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

The actual consideration or value, whichever is greater, for this transfer is: $506,500.00.

Affiant

Subscribed and sworn to before me, this 9th day of September, 2019.

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wilson P. Ren 900 20th Avenue South, Apartment 1509 Nashville TN 37212	New Owner	Tax Parcel ID No. 092-16-0E-161.00 CO

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, **Zach Katz and Irina Katz, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Wilson P. Ren**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 1509, 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 further amended in Instrument No. 20090818-0077786, Register' s Office for said County (collectively, the Master Deed), said Unit being depicted on Condominium Plat attached as Exhibit B to the aforementioned Master Deed.

Together with Parking Space Number(s) 76, 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 ZACH KATZ and IRINA KATZ, husband and wife, by deed from JANA BRIGGS, of record in Instrument No. 20170601-0054659, dated May 26, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 092-16-0E-161.00 CO.

Matters shown on the Plan of record as Instrument No. 20080529-0054570, said Register's Office. Master Deed of record as Instrument No. 20060222-0020964, as amended and restated by Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, said Register's Office. Boundary Line Agreement of record in Book 9412, page 677, said Register's Office.

Conservation Easement in favor of The Land Trust for Tennessee, Inc., of record as Instrument No. 20071207-0141926, said Register's Office.

This is improved property located at 900 20th Avenue South, Apartment 1509 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 9th day of September, 2019.

Zach Katz by Kate Rosenthal attorney in fact
Zach Katz by Kate Rosenthal, his Attorney-in-Fact

Irina Katz by Kate Rosenthal attorney in fact
Irina Katz by Kate Rosenthal, her 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, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Zach Katz and Irina Katz and that she is authorized by Zach Katz and Irina Katz to execute this instrument on their behalf.

Witness my hand, at office, this 9th day of September, 2019.

J Anderson
Notary Public

My Commission Expires: 9/10/22

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines**, 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY