Instrument Prepared by:
One Trusted Advisor Attorneys
101 Winners Circle, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 328608 DEEDQC
12/12/2019 10:01:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191212-0128094

ADDRESS NEW OWNER:
Richard Duane Ward, Trustee
900 20th Avenue South, Unit 1707
Nashville, TN 37212

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
092-16-0E-186.00-CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Richard Duane Ward, a single man, (herein "Grantor") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Richard Duane Ward, Trustee under Richard Duane Ward Revocable Trust dated December 5, 2019 (herein "Grantee"), its successors and assigns, all my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1707, 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 in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, (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) 328 and 338 and Storage Space Number(s) 114, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed, as amended.

Being the same property conveyed to Richard Duane Ward, a single man, by Warranty Deed from Shane Witherow, married, of record in Instrument No. 20191024-0109211, Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on October 24, 2019.

This conveyance is subject to:
•Subject to all matters shown on the Plan of record in Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
• Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia, a Condominium, of record in Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307 and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.

- Subject to all matters shown on the Plan attached as Exhibit "B" to the aforementioned Master Deed, as subsequently amended.
- By-laws for The Adelicia Condominium Association, Inc. attached as Exhibit "C" to the aforementioned Master Deed, as subsequently amended.
- Charter of Adelicia Condominium Association, Inc., of record in Instrument No. 20060221-0020199, Register's Office for Davidson County, Tennessee.
- Boundary line Agreement of record in Book 9412, Page 677, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20050802-0090098, Register's Office for Davidson County, Tennessee.
- Conservation Easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 900 20th Ave. S. Unit 1707, Nashville, Tennessee 37212

The Grantor and Grantee are one and the same persons.

The legal description is the same as the previous instrument of record.

IN WITNESS WHEREOF, I have hereunto set my signature this 5 day of December, 2019.

Richard Duane Ward

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 5th day of December, 2019, before me, a Notary Public, personally appeared Richard Duane Ward, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kaitlyn Sharkey
Notary Public

My commission expires: 9/6/2022

KAITLYN SHARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Janet C. Lennell
AFFIANT

Subscribed and sworn to before me this
5th day of December, 2019.

Kaitlyn Sharkey
Notary Public

My commission expires: 9/6/2022

KAITLYN SHARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022