Karen Johnson Davidson County
Batch# 335030 DEEDWARR
12/26/2019 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20191226-0133393

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123831**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me, this 23rd day of December, 2019. Notary Public My Commission Expires: 12-18-22

WARRANTY DEED

Address New Owner: Yunna Jiang 1906 Adelicia Street Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 16 0E 008.00

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, **Troy Tomlinson and Sylvia Tomlinson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yunna Jiang, a married woman, as her sole and separate property** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 107, 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, and further amended in Instrument No. 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 Numbers 231 and 232 and Storage Space Number 95A, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth in the Master Deed.

Being the same property conveyed to Troy Tomlinson and Sylvia Tomlinson, husband and wife, by Warranty Deed from Roger D. Clark, Successor Trustee of the First Adelicia Land Trust, of record in Instrument No. 20120611-0050996, in the Register's Office of Davidson County, Tennessee, dated May 31, 2012 and recorded on June 11, 2012.

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 2020 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.

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

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, A Condominium of record in Instrument No. 20060222-0020964, as 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 now or hereafter established over, through or upon the land embracing the regime and building thereon.

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

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

This is improved property located at 1906 Adelicia Street 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 23rd day of December, 2019.

Troy Tomlinson

Sylvia Tomlinson by Jay Jackson - Attorney In Fact
Sylvia Tomlinson
BY: Troy Tomlinson, 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, Troy Tomlinson, 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 Sylvia Tomlinson and that he is authorized by Sylvia Tomlinson to execute this instrument on her behalf.

Witness my hand, at office, this 23rd day of December, 2019.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

