This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7626

Karen Johnson Davidson County
Batch# 424636 DEEDWARR
06/23/2020 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20200623-0067715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$520,000~~.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2020.

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen C. Davidson Elizabeth S. Davidson 440 Seabreeze Ave Palm Beach FL 33480	New Owner	092-16-0E-036.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Constance H. Adams,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephen C. Davidson and Elizabeth S. Davidson, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 607 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a Condominium of record in Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site plan attached as Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Together with Parking Space Number 255 and Storage Space Number 71, which are assigned Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Constance H. Adams by Warranty deed from Alton Ross Jr. of record in Instrument No. 20080605-0057574 Register's Office for Davidson County, Tennessee, dated June 04, 2008 and recorded on June 05, 2008. (Value of consideration shown in aforementioned deed $368,000.00.) Being also known as 900 20th Avenue South 607 Nashville, Tennessee 37212.

Gary Adams joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

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This is improved property located at: **900 20th Avenue South, 607, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 17th day of June, 2020.

GRANTOR:

Constance H. Adams

Gary Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Constance H. Adams and Gary Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of June, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

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True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM