WARRANTY DEED

Karen Johnson Davidson County
Batch# 476167 DEEDWARR
09/15/2020 01:48:37 PM 2 pgs
Fees: $13.00 Taxes: $1,376.40

20200915-0105247

O-KW-20-805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alan M. Zoltie, as Trustee of the Alan Mark Zoltie Living Trust, U/A Dated August 21, 2020	**Alan M. Zoltie, as Trustee of the Alan Mark Zoltie Living Trust, U/A Dated August 21, 2020**	
(NAME) **44 Toulon**	(NAME) **44 Toulon**	**105-10-0B-012.00-CO**
(ADDRESS) **Laguna Niguel, CA 92677**	(ADDRESS) **Laguna Niguel, CA 92677**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEMENTINE CARTER ADKINS, A MARRIED WOMAN, AND SONYA D. ADKINS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALAN M. ZOLTIE, AS TRUSTEE OF THE ALAN MARK ZOLTIE LIVING TRUST, U/A DATED AUGUST 21, 2020,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 12 in Waverly Place, a Private Element Horizontal Property Regime, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument 20040429-0048517, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as through copied herein.

Being the same property conveyed to Clementine Carter Adkins and Sonya D. Adkins, husband and wife by Warranty deed from Jonathan Michael McLaughlin and Amy N. McLaughlin, husband and wife, and David L. Sebastian and Deborah L. Sebastian, husband and wife of record in Instrument No. 20170419-0038242 Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 19, 2017. Scrivener's Affidavit of record correcting Grantors marital status recorded simultaneously in Instrument Number 20200915-0105245, Register's Office of Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR, CLEMENTINE CARTER ADKINS.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page (s) 130 and 151, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040429-0048517, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Restrictive Covenants contained in Deed of record in Book 720, Page 243, in the Register's Office for Davidson County, Tennessee.

Page 355 and Book 5786, Page 357, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20031008-0149516, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **805 Benton Avenue, Nashville, Tennessee 37204-2103**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 11 DAY OF SEPTEMBER, 2020.

Clementine Carter Adkins, by her attorney in fact, Sonya D. Adkins

Clementine Carter Adkins, by her attorney in fact, Sonya D. Adkins

Sonya D. Adkins

Sonya D. Adkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONYA D. ADKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLEMENTINE CARTER ADKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said CLEMENTINE CARTER ADKINS.

Witness my hand and official seal, this the 11th of September, 2020.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONYA D. ADKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of September, 2020.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212