Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 489726 DEEDQC
10/06/2020 08:20:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201006-0115327

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Sandya I. Gunasekera, Trustee
SNG Revocable Living Trust
900 20th Avenue South, Apt. 1008
Nashville, TN 37212

Send Tax Bills To:
New Owner

Map and Parcel No.
092160E08500CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Sandya Gunasekera**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Sandya I. Gunasekera, Trustee, SNG Revocable Living Trust Agreement dated September 30, 2020** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1008, together with Parking Space Number 193 and Storage Space Number 34 and the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20060222-0020964, amended and restated by Instrument No. 20071212-0143307, 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

Being the same property conveyed to **Sandya Gunasekera**, by Warranty Deed dated July 31, 2013, from **Eric Sebzda, married**, recorded in Instrument No. 20130806-0082193, Register's Office of Davidson County, Tennessee.

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.

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

Charter of Condominium Association recorded at Instrument No. 20060221-0020199.

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 Condominium of record in Instrument No.

20060222-0020964, 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 recorded in Book 9412, Page 677.

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

Plat – The Adelicia recorded at Instrument No. 20080529-0054570.

Conservation Easement recorded at Instrument No. 20071207-0141926.

This is improved property known as: **900 20th Ave., S. #1008, Nashville, TN 37212**.

Sandya Gunasekera and **Sandya I. Gunasekera** are one and the same person.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 30th day of September 2020.

Sandya Gunasekera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sandya Gunasekera**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 30th day of September 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY