WARRANTY DEED

Karen Johnson Davidson County
Batch# 546301 DEEDWARR
01/05/2021 09:44:41 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20210105-0001319

G-SR-20-4116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kim J. Fletcher and Richard D. Fletcher	SAME	
(NAME)	(NAME)	**116-03-0M-005.00-CO**
4116 Ridgefield Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **LINDA A. LICALSI, UNMARRIED AND LINDA A. LICALSI, SUCCESSOR CO-TRUSTEE OF THE CARLA LICALSI REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIM J. FLETCHER AND RICHARD D. FLETCHER,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 4116 of Belle Meade Court Condominiums, 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 Belle Meade Court Condominiums of record in Instrument Number 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof said Units being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Master Deed. Said Units also being a portion of the property as depicted on the Plan of First Revision, Unified Plat of Subdivision & Consolidation of Belle Meade Theater of record in Instrument No. 20081112-0111752, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda A. Licalsi, unmarried A 50 % undivided interest and Carla Licalsi, Trustee of the Carla Licalsi Revocable Trust A 50 % undivided interest by QuitClaim deed from Carla Licalsi, unmarried and Linda Antionette Licalsi, unmarried, as joint tenants with right of survivorship of record in Instrument No. 20130410-0035540 Register's Office for Davidson County, Tennessee, dated April 09, 2013 and recorded on April 10, 2013.

The said Carla Licalsi having since died on July 26, 2015. Linda Antionette Licalsi and Anita Carla Licalsi join in this conveyance as sucessor trustees of The Carla Licalsi Revocable Trust.

The said Anita Carla Licalsi having since delegated her duties as sucessor Co-Trustee of The Carla Licalsi Revocable Trust to Linda Calsi as evidinced by "Delegation of Duties to Co-Trustee for Carla Licalsi, Trustee of The Carla Licalsi Revocable Trust" of record in Instrument Number 20210105-0001318 in The Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2021 and subsesquent years, a lien not yet due and payable.
• All matters shown on the Plan of record in Instrument 20081112-0111752, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement in Instrument 20070208-0016683, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps and Appurtenances in Instrument 20070306-0027614, Register's Office for Davidson County, Tennessee.
• Declaration of Right of Way Easement with Covenants and Restrictions in Instrument 20070404-0040334, 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 Belle Meade Court with By-Laws and Rules and Regulations appended thereto, of record in Instrument Number 200812230122172, Register's Office for Davidson County, Tennessee.
• By-Laws in Instrument 201012070097450, Register's Office for Davidson County, Tennessee.
• All matters shown on the Plan attached as Exhibit "D" to the Master Deed in Instrument 200812230122172, Register's Office for Davidson County, Tennessee.
• Charter for HOA in Instrument 200812170120665, 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: **4116 Ridgefield Dr, Nashville, Tennessee 37205**.

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 29th DAY OF DECEMBER, 2020.

Linda A. Licalsi, Individually

The Carla Licalsi Revocable Trust

BY: _____
Linda A. Licalsi
Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA A. LICALSI, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA A. LICALSI, SUCCESSOR CO-TRUSTEE of THE CARLA LICALSI REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of December, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023
DAVIDSON COUNTY

RETURN TO:
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Nashville, TN 37212