QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 561752 DEEDQC
01/27/2021 08:25:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210127-0011797

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
27 Day of Jan, 2021
, Deputy Register

THIS INSTRUMENT WAS PREPARED BY
WIDRIG LAW, PLLC
500 Church Street, Suite 250
Nashville, TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley B. Hartrich	**Highlands Residential Mortgage, LTD**	
(NAME) **900 20th Avenue #1006**	(NAME) **12001 N. Central Expressway, Ste. 750**	**092 16 OE 0.84.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Dallas, TX 75243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, BRADLEY B. HARTRICH AND JOSHUA MARK GILMORE, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **BRADLEY B. HARTRICH**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being Unit No. 1006, 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, 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 Number 1 and Storage Space Number 60, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

This being the same property conveyed by Warranty Deed from Diana Lynn Olphie, Trustee of The Diana Lynn Olphie Living Trust, dated April 27, 2018 as recorded on May 1, 2018 in Instrument No. 20180501-0041132, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Special Warranty Deed from Adelicia Development, LLC a Tennessee Limited Liability Company to Diana L. Olphie, as recorded on the 3rd day of January, 2008 in Instrument No. 20080103-0000420 and Quitclaim Deed from Diana Lynn Olphie to Diana Lynn Olphie, as Trustee of The Diana Lynn Olphie Living Trust, U/A dated October 4, 2013, as recorded on the 31st day of January, 2017 in Instrument No. 20170131-0010251, in the 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 way for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE ADELICIA CONDOMINIUM, as recorded in Instrument No. 20080529-0054570 and recorded in Plat Book 1, Page 81 (O.B. HAYES 2ND SUBDIVISION), in the Register's Office of Davidson County, Tennessee.

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. 20060222-002094, as amended by instrument(s) of record in Instrument No. 20071212-0143307, First Amendment recorded at Instrument No. 20090818-0077786, in the Register's Office of Davidson County, Tennessee; 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.

Easement for Conservation, recorded in Instrument No. 20071207-0141926, in the Register's Office of Davidson County, Tennessee.

Boundary Line Agreement, recorded in Book 9412, Page 677, in the Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement, recorded in Instrument No. 20050802-0090098, in the Register's Office of Davison County, Tennessee.

Charter of Adelicia Condominium Association, Inc., recorded in Instrument No. 20060221-0020199, in the Register's Office of Davidson County, Tennessee.

Application to Combine Parcel, recorded in Instrument No. 20051213-0149361, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 900 20th Avenue, #1006, Nashville, TN 37212.

~~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, ~~their heirs~~ and assigns forever; and we do covenant with the GRANTEE 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, their heirs and assigns, ~~against the lawful~~ claims of all persons whomsoever. Wherever used, the singular number shall include the plural and the ~~plural the singular,~~ and the use of any gender shall be applied to all genders.

It is expressly agreed by the parties hereto that all taxes for the year 2020 shall be paid by the GRANTEE.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 18 day of Jan, 2020.

JOSHUA MARK GILMORE

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA MARK GILMORE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of January, ~~2020~~ 2021.

Notary Public

My Commission Expires: November 6 2024

ASHLEY KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness our hands this the 18 day of January, ~~2020~~ 2021.

BRADLEY B. HARTRICH

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 18th day of January, ~~2020~~ 2021.

Notary Public

My Commission Expires: May 9, 2023

WILLIAM A. WHITTAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY