Karen Johnson Davidson County
Batch# 609647 DEEDWARR
04/07/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210407-0046220

WARRANTY DEED

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/3/2024
(AFFIX SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Barry S. Dicicco and Jane L. Dicicco	Barry S. Dicicco and Jane L. Dicicco	Parcel ID: 092E-16-127.00-000
(NAME) 900 20th Avenue South #1308	(NAME) 11776 Stratford House Pl #807	
(ADDRESS) Nashville, TN 37212	Reston, VA 20190	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christina Carmel,an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Barry S. Dicicco and Jane L. Dicicco, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1308, 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, amended at Instrument No. 20090818-0077786, Register's Office for Davidson 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 137 and Storage Space Number(s) 78, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Christina Carmel, By Warranty Deed from Christopher Robert Fusco dated April 27, 2015 recorded April 30, 2015, as Instrument No. 20150430-0039017 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Christina Ehringer aka Christina Carmel, By Quitclaim Deed from Albert T. Ehringer dated May 22, 2018 recorded September 04, 2018, as Instrument No. 20180904-0087304 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Christina Carmel, By Quitclaim Deed from Christina Ehringer aka Christina Carmel, unmarried dated November 07, 2018 recorded November 13, 2018, of record as Instrument No. 20181113-0111607 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 900 20th Avenue South #1308, 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 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. 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 our hands this 2nd day of April, 2021

Christina Carmel

Christina Carmel

STATE OF FLORIDA

COUNTY OF Walton

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

Witness my hand and official seal, this the 2 day of April, 2021.

Notary Public

My Commission Expires: 12/27/2024

(SEAL)

DEDE D. MCCLURE
Commission # HH 057556
Expires December 27, 2024
Bonded Thru Budget Notary Services

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY