Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434414

Karen Johnson Davidson County
Batch# 635127 DEEDWARR
05/13/2021 10:32:25 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20210513-0064634

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 12th day of May, 2021.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew A. Day 900 20th Avenue South #1208 Nashville TN 37212	New Owner	Tax Parcel ID No. 092 16 0E 113.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Thomas Wallace, Married and Alicia A. Jayo, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew A. Day, a single man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 1208, 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 Nos. 20071212-0143307 and 20090818-0077786, Register's Office for Davidson County, Tennessee, (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(s) 141 and 143 and storage space number(s) 64, 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 Mark Thomas Wallace, Married and Alicia A. Jayo, Unmarried, as joint tenants with right of survivorship, by Warranty deed from Greg Giffen, of record in Instrument No. 20180614-0057434, in the Register's Office of Davidson County, Tennessee, dated June 13, 2018 and recorded on June 14, 2018.

Said property was not the primary marital residence of Grantor, Mark Thomas Wallace.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Adelicia, as recorded in Plat Instrument No. 20060222-0020964.

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, as amended by instrument(s) of record in Instrument No. 20071212-0143307 and Instrument No. 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.

Easement for Conservation, recorded in Instrument No. 20071207-0141926.

Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.

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

This is improved property located at 900 20th Avenue South #1208 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2021.

Mark Thomas Wallace

Alicia A. Jayo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Thomas Wallace and Alicia A. Jayo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2021.

Notary Public

My Commission Expires:

