WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

T-SB-TDG-21-900-1303

Karen Johnson Davidson County
Batch# 655300 DEEDWARR
06/11/2021 12:26:00 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00

20210611-0079042

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alice M. Bohannon, Trustee of the 900 20th Ave South Trust	new owner	
(NAME)	(NAME)	**092-16-0E-136.00-CO**
900 20th Ave #1303		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **HERBERT MARSHALL GOLDSMITH AND LYDA G. GOLDSMITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALICE M. BOHANNON, TRUSTEE OF THE 900 20TH AVE SOUTH TRUST,** 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. 1303 of Adelicia 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 Adelicia, a Condominium of record in Instrument Number 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, and Plat recorded in Instrument No. 20080529-0054570. 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 Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Together with Parking Space Number 165 and Storage Space Number 95B, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and ~~de1u64257?med~~ described in the Master Deed

Being the same property conveyed to Harold G. Doran, Trustee of the Sarah Franklin Doran 2011 Revocable Trust U/A dated January 4, 2011 by Warranty deed from James L. Schorr, single of record in Instrument No. 20120705-0058934 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 05, 2012. (Value of consideration shown in aforementioned deed $410,000.00.)

Being the same property conveyed to Harold G. Doran and Kelly W. Doran, husband and wife by Warranty deed from Harold G. Doran, Trustee of the Sarah Franklin Doran 2011 Revocable Trust of record in Instrument No. 20140813-0073254 Register's Office for Davidson County, Tennessee, dated August 04, 2014 and recorded on August 13, 2014. (Value of consideration shown in aforementioned deed $445,000.00.)

Being the same property conveyed to Lyda Girton Goldsmith and Herbert M. Goldsmith, wife and husband by Warranty deed from Harold G. Doran and Kelly W. Doran of record in Instrument No. 20190923-0096592 Register's Office for Davidson County, Tennessee, dated September 13, 2019 and recorded on September 23, 2019. (Value of consideration shown in aforementioned deed $485,000.00.)

Being also known as 900 20th Ave #1303 1303 Nashville, Tennessee 37212.

This conveyance is subject to:
• Taxes for the year 2021 and thereafter, a lien not yet due and payable.

- Subject to all matters shown on the Plan of record in Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 81, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 The Adelicia, a Condominium, of record in Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307 and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.
- Charter of Adelicia Condominium Association, Inc. of record in Instrument No. 20060221-0020199, Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument No. 20051213-0149361, Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement of record in Book 9412, Page 677, Register's Office for Davidson County, Tennessee.
- Conservation Easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.
- Stormwater Detection Agreement of record in Instrument Number 20050802-0090098, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage water Mains, Pumps and Appurtenances of record in Instrument Number 20050803-0090595, in the Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 20th Ave #1303, Nashville, Tennessee 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(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 4th DAY OF JUNE, 2021.

Herbert Marshall Goldsmith

Lyda G. Goldsmith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERBERT MARSHALL GOLDSMITH, 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 4th of June, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYDA G. GOLDSMITH, 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 4th of June, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212