THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 36433-06-2021** Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,525,000.00. Affiant Subscribed and sworn to before me this 16th day of July, 2021. Notary Public My Commission Expires:

ASHLEY SCHILD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: **Adelicia Investments, II, LLC, a Delaware limited liability company** **900 20th Avenue S., #1704** **Nashville, Tennessee 37212**	**Send Tax Bills To:** **NEW OWNER**	**Tax Information:** Map and Parcel No.: 092160E18100CO

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, **James H. Cheek, III, a fifty percent (50%) undivided interest; and Nancy Johnson Weaver, a fifty percent (50%) undivided interest as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Adelicia Investments, II, LLC, a Delaware limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 20th Avenue S., #1704, Nashville, TN 37212.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themself their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 679164 DEEDWARR
07/19/2021 10:58:23 AM 3 pgs
Fees: $18.00 Taxes: $9,342.50

20210719-0096397

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of July, 2021.

James H. Cheek, III

Nancy Johnson Weaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James H. Cheek, III and Nancy Johnson Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2021.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1704, 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, and further amended by instrument of record in Instrument No. 20090818-0077786, 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 Numbers 341 and 342 and Storage Space Number 46, 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 James C. Gooch, Trustee, with full power to sell, transfer, convey, mortgage and encumber without joinder of any beneficiary, by Warranty Deed from Kenneth E. Ellenberg and Barbara M. Ellenberg, husband and wife, of record in Instrument No. 20120502-0037448, in the Register's Office of Davidson County, Tennessee, dated May 01, 2012 and recorded on May 02, 2012.

Being the same property conveyed to James H. Cheek, III, a fifty percent (50%) undivided interest; and Nancy Johnson Weaver, a fifty percent (50%) undivided interest as tenants in common, by Trustee's Quit Claim Deed from James C. Gooch, Trustee, of record in Instrument No. 20130425-0041042, in the Register's Office of Davidson County, Tennessee, dated April 17, 2013 and recorded on April 25, 2013.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
3. 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 Nos. 20071212-0143307 and 20090818-0077786, Register's Office for 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.
4. Easement for Conservation Easement, recorded in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.
5. Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050802-0090098, Register's Office for Davidson County, Tennessee.