Karen Johnson Davidson County
Batch# 683836 DEEDWARR
07/27/2021 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20210727-0100300

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

CRT File No. 21003879

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,325,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2021.

Notary Public
My Commission Expires: 6-14-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Han Dong 900 20th Avenue #1501 Nashville TN 37212	New Owner	Tax Parcel ID No. 092 16 0E 165.00

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, **Gregg C. Gumbert, Trustee of the Andrew Bettis Investment Services Trust dated the April 12, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Han Dong**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 1501, 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 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 Number(s) 185, 186 and 216 and Storage Space Number(s) 63, 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 Gregg C. Gumbert, Trustee of the Andrew Bettis Investment Services Trust dated the April 12, 2019, by Quitclaim Deed from Andrew Bettis, of record in Instrument No. 20190524-0049216, in the Register's Office of Davidson County, Tennessee, dated on May 16, 2019 and recorded on May 24, 2019. Certification of Irrevocable Trust recorded in Instrument No. 20190524-0049217, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andrew Bettis, by Warranty Deed from James D. Terry and wife, Vicki Terry, of record in Instrument No. 20130626-0065886, in the Register's Office of Davidson County, Tennessee, dated on June 21, 2013 and recorded on June 26, 2013.

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.

Taxes and assessments for the year 2021 and subsequent years, 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 O.B. Hayes 2nd Subdivision, as recorded in Plat Book 1, Page(s) 81 (image not available) .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Adelicia, as recorded in Plat Instrument No. 20080529-0054570.

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.
Application to Combine Parcels recorded in Instrument No. 20051213-0149361.

This is improved property located at 900 20th Avenue #1501 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 as of 22nd day of July, 2021.

Gregg C. Gumbert, Trustee

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregg C. Gumbert, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Andrew Bettis Investment Services Trust dated the April 12, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21st day of July, 2021.

KATHERINE D ICE
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM EXP AUG 20, 2023
COUNTY OF SHELBY

Katherine D. Ice
Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 7/22/21.

Affiant Signature

7/22/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY