Karen Johnson Davidson County
Batch# 700338 DEEDWARR
08/18/2021 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20210818-0111766

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36469-07-2021	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $580,000.00. Affiant Subscribed and sworn to before me this 12th day of August, 2021. Notary Public My Commission Expires:

MADISON GONZALEZ
NOTARY PUBLIC
TENNESSEE
My Comm Exp
3/15/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Avi Cohen & Vanda Cohen 900 20th Avenue South Unit #1608 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 092 16 0E 169.00

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, **Nicholas K. Vasilopoulos and wife Eileen E. Garvey (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Avi Cohen and wife Vanda Cohen (collectively, "Grantees")**, their 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 South, Unit #1608, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 12th day of August, 2021.

GRANTORS:

Nicholas K. Vasilopoulos by Eileen E Garvey as his Attorney in Fact
Nicholas K. Vasilopoulos by
Eileen E. Garvey as his Attorney in Fact

Eileen E Garvey
Eileen E. Garvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Vasilopoulos and Eileen Garvey, 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 12th day of August, 2021.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eileen E. Garvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Nicholas K. Vasilopoulos, and she is authorized by Nicholas K. Vasilopoulos to execute this instrument on his behalf.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1608, 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) 13 and 29 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 Nicholas K. Vasilopoulos and Eileen E. Garvey, Husband and Wife, by Warranty Deed from Kenneth F. Staab and Kerry D. Staab, of record in Instrument No. 20140516-0042064, in the Register's Office of Davidson County, Tennessee, dated May 12, 2014 and recorded on May 16, 2014.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Adelicia, as recorded in Instrument No. 20080529-0054570.
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 No's. 20071212-0143307 and 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.
4. Easement for Conservation, recorded in Instrument No. 20071207-0141926.
5. Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.
6. Application to Combine Parcels recorded in Instrument No. 20051213-0149361.

Certificate of Authenticity

I, **Joshua A. Terry**, 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 true and exact copy of the original document executed and authenticated according to law on 8/12/21.

Affiant Signature

8/16/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/16/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON