WARRANTY DEED

Karen Johnson Davidson County
Batch# 705508 **DEEDWARR**
08/26/2021 01:48:25 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210826-0115512

JM-ERLC-21-900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
5 Medalist Court, LLC	**NEW OWNER**	
(NAME)	(NAME)	
5 Medalist Court		**092-16-0E-099.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ERNEST RUSSELL BUCHI, JR., SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **5 MEDALIST COURT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Unit No. 1108, 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, Registers 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) 282 and 189 and Storage Space Number 59, 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 Ernest Russell Buchi, Jr., single by Warranty deed from Janice E. Reeves, married of record in Instrument No. 20210514-0065523 Register's Office for Davidson County, Tennessee, dated May 12, 2021 and recorded on May 14, 2021.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 1, Page 81, Register's Office for Davidson County, Tennessee.
- 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 and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **900 20th Avenue South #1108, 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 20th DAY OF AUGUST, 2021.

Ernest Russell Buchi, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNEST RUSSELL BUCHI, JR., 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 20th of August, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)

JAMES CLIFFORD HELMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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