Karen Johnson Davidson County
Batch# 726978 DEEDWARR
09/29/2021 01:40:33 PM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20210929-0131164

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

CRT File No. 210937408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $605,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2021.

Notary Public
My Commission Expires: 7/9/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abby Grossa, Trustee 900 20th Avenue South #1209 Nashville TN 37212	New Owner	Tax Parcel ID No. 092 16 0E 119.00

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, **Savannah F. Chrisley, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abby Grossa, Trustee of The Abby Grossa Family Trust dated July 22, 2021**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain condominium located in Davidson County, Tennessee, being Unit No. 1209 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 No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Together with Parking Space Number 123, 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 Savannah F. Chrisley, unmarried, by Warranty Deed from Byrd D. Cain Jr, of record in Instrument No. 20170418-0037524, in the Register's Office of Davidson County, Tennessee, dated April 17, 2017 and recorded on April 18, 2017.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Unified 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 Nos. 20071212-0143307; 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 Easement , recorded in Instrument No. 20071207-0141926.

Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050802-0090098.

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

This is improved property located at 900 20th Avenue South #1209 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 on this 28th day of September, 2021.

Savannah F. Chrisley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Savannah F. Chrisley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022