WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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

BS-MDJ-21-900-1012

Karen Johnson Davidson County
Batch# 728041 **DEEDWARR**
09/30/2021 12:46:09 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20210930-0131726

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:	
Michael D. Johnson	**Truist Bank**	
(NAME)	(NAME)	**092-16-0E-087.00-CO**
900 20th Ave. S. Unit 1012	**901 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Richmond, VA 23224**	
(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, **CATHERINE MCINERNEY MURRAY, TRUSTEE OF THE CATHERINE MCINERNEY MURRAY REVOCABLE TRUST DATED OCTOBER 24, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL D. JOHNSON,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1012 of The 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 The Adelicia, a condominium of record in Instrument No. 20060222-0020964, amended in Instrument No. 20071212-0143307, and as amended in Instrument No. 20090818-0077786, in the 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 Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "F" to said Master Deed.

Together with Parking Space Number(s) 36 which is 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 Edward F. Murray, III and Catherine M. Murray, husband and wife by Warranty deed from Vanessa Kennon formerly known as Vanessa England of record in Instrument No. 20110720-0055639 Register's Office for Davidson County, Tennessee, dated July 19, 2011 and recorded on July 20, 2011.

Being the same property conveyed to Edward Francis Murray, III Trustee of the Edward Francis Murray, III Revocable Trust Agreement dated October 24, 2012 and Catherine McInerney Murray, Trustee of the Catherine McInerney Murray Revocable Trust Agreement dated October 24, 2012, as tenants in common by Quitclaim deed from Edward F. Murray III aka Edward Francis Murray III and Catherine M. Murray aka Catherine McInerney Murray of record in Instrument No. 20121102-0101157 Register's Office for Davidson County, Tennessee, dated October 24, 2012 and recorded on November 02, 2012. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Edward Francis Murray III, Trustee of the Edward Francis Murray III, Revocable Trust Agreement dated October 24, 2012 by Quitclaim deed from Edward Francis Murray, III Trustee of the Edward Francis Murray III, Revocable Trust Agreement dated October 24, 2012 and Catherine McInerney Murray, Trustee of the Catherine McInerney Murray Revocable Trust Agreement dated October 24, 2012 of record in Instrument No. 20130227-0019467 Register's Office for Davidson County, Tennessee, dated February 26, 2013 and recorded on February 27, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Catherine McInerney Murray, Trustee of the Edward Francis Murray, III

Irrevocable Trust Agreement dated December 28, 2012 by Quitclaim deed from Edward Francis Murray, III, Trustee of the Edward Francis Murray, III Revocable Trust Agreement dated October 24, 2012 of record in Instrument No. 20130227-0019468 Register's Office for Davidson County, Tennessee, dated February 26, 2013 and recorded on February 27, 2013. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 900 20th Ave. S. Unit 1012 1012 Nashville, Tennessee 37212.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia, a Condominium, of record in Instrument No. 20050802-0090098, Instrument No. 20050803-090595 and 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.
- Storm water detention agreement of record in Instrument Number 20050802-0090098, in the 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.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **900 20th Ave. S. Unit 1012, 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 23 DAY OF SEPTEMBER, 2021.

Catherine McInerney Murray, Trustee of the Catherine McInerney Murray Revocable Trust Dated October 24, 2012

BY: Catherine McInerney Murray Trustee
Catherine McInerney Murray
Trustee

STATE OF ~~TENNESSEE~~ Wyoming
COUNTY OF ~~DAVIDSON~~ Laramie

Before me, the undersigned Notary Public, personally appeared CATHERINE MCINERNEY MURRAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of CATHERINE MCINERNEY MURRAY, TRUSTEE OF THE CATHERINE MCINERNEY MURRAY REVOCABLE TRUST DATED OCTOBER 24, 2012, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 23rd of September, 2021.

Jamie K Beatty
Notary Public
My Commission Expires: May 20, 2024
(SEAL)



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