Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 756504 DEEDWARR
11/17/2021 09:53:19 AM 2 pgs
Fees: $13.00 Taxes: $9,435.00

20211117-0153006

2021-604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,550,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2021.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mishthi Grace Hanson	New Owner	
900 20th Avenue South		092-16-0E-188.00-CO
Nashville, TN, 37212		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James W. Griffith and Pamela R. Griffith, Co-Trustees of The Griffith Tennessee Community Property Trust Agreement dated April 22, 2015,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mishthi Grace Hanson, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1703 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 and restated in Instrument No. 20071212-0143307 and further 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.

Being the same property conveyed to James W. Griffith and Pamela R. Griffith, Co-Trustees of The Griffith Tennessee Community Property Trust Agreement dated April 22, 2015 by Warranty deed from John J. Connors. III, an unmarried man of record in Instrument No. 20150720-0070683 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 20, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **900 20th Avenue South, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 4th day of November, 2021.

The Griffith Tennessee Community Property Trust dated April 22, 2015

James W. Griffith, Co-Trustee

Pamela R. Griffith, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Griffith and Pamela R. Griffith, Co-Trustees of The Griffith Tennessee Community Property Trust Agreement dated April 22, 2015, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

