Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 757823 DEEDWARR
11/18/2021 12:45:30 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20211118-0153746

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

CRT File No. 210836940

JEREMY MACIK NOTARY PUBLIC
COUNTY OF TETON STATE OF WYOMING
MY COMMISSION EXPIRES 12/8/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $535,000.00.

Affiant

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

Notary Public
My Commission Expires: 12/8/2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adelicia 905, LLC. 1084 Sturges HWY Westport, CT 06880-2826	New Owner	Tax Parcel ID No. 092 16 0E 079.00

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, **Chelsea Tennessee, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adelicia 905, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 905, 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 First Amendment to Amended and Restated Master Deed in record of Instrument No. 20090818-0077786 and any amendments thereto, 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 2, 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 Chelsea Tennessee LLC, by Warranty Deed from Patricia R. Williams and Rafael M. Williams, Wife and Husband, of record in Instrument No. 20101025-0085172, in the Register's Office of Davidson County, Tennessee, dated October 18, 2010 and recorded on October 25, 2010.

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 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. Hayes 2nd Subdivision, as recorded in Plat Book 1, Page(s) 81.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the 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 No. 20071212-0143307 and First Amendment to Amended and Restated Master Deed in record of Instrument No. 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, recorded in Instrument No. 20071207-0141926.

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

Application to Combine Parcels recorded at Instrument No. 20051213-0149361.

This is improved property located at 900 20th Avenue South #905 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 15th day of November, 2021.

Chelsea Tennessee, LLC.

By: _____
Esther Martinez, Member

STATE OF Wyoming
COUNTY OF Teton

Before me, the undersigned, of the State and County aforesaid, personally appeared Esther Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member (or other officer authorized to execute the instrument) of Chelsea Tennessee, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in ~~Nashville, Tennessee~~ Teton County, Wyoming, this 15th day of November, 2021.

_____
Notary Public

JEREMY MACIK NOTARY PUBLIC
COUNTY OF TETON STATE OF WYOMING
MY COMMISSION EXPIRES 12/8/2022