Karen Johnson Davidson County
Batch# 763527 DEEDWARR
12/01/2021 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $9,712.59
20211201-0158211

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $2,625,025.00 Affiant Subscribed and sworn to before me, this 18 day of November, 2021. Notary Public My Commission Expires:
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Max Clemons 900 20th Ave S Unit 1707 Nashville, TN 37212	New Owner 7201 Intermodal Dr., Ste A Louisville, KY 40258	Tax Parcel ID No. 092-16-0E-186.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD DUANE WARD, TRUSTEE UNDER THE RICHARD DUANE WARD REVOCABLE TRUST DATED DECEMBER 5, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MAX CLEMONS, SINGLE** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 1707, of the The Adelicia, a Condominiums, as established in Master Deed of record at Instrument No. 200602220020964, as amended (if applicable) at Instrument No. 200712120143307, 200908180077786, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to RICHARD DUANE WARD, A SINGLE MAN, by deed from SHANE WITHEROW, MARRIED, of record in Instrument No. 201910240109211, said Register's Office. Being the same property conveyed to SHANE WITHEROW, UNMARRIED, by deed from ADELICIA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20090424-0037376, dated April 24, 2009, said Register's Office. Being further conveyed to Richard Duane Ward, Trustee under Richard Duane Ward Revocable Trust dated December 5, 2019 by Quit Claim Deed of record at Instrument No. 201912120128094, dated 12/05/2019 and recorded 12/12/2019, in the Register's Office of Davidson, Tennessee

This is improved property commonly known as: **900 20th Ave S, Apt #1707, Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it has 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 Grantee, his 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 18th day of November; 2021.

THE RICHARD DUANE WARD REVOCABLE TRUST DATED DECEMBER 5, 2019

Richard Duane Ward

RICHARD DUANE WARD, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **RICHARD DUANE WARD**, 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 the **RICHARD DUANE WARD REVOCABLE TRUST DATED DECEMBER 5, 2019**, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 18th day of November, 2021.

JENNIFER S GHANEM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **11/18/2021** (date of document).

Affiant Signature

11/18/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **November**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

