THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211138394**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00 Affiant Subscribed and sworn to before me, this 30th day of November, 2021. Notary Public My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 767447 DEEDWARR
12/03/2021 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20211203-0160752

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald L Bicknese and Doyle A. Newburry 1243 BLACKHOUSE MTN RD JAMESTOWN TN 38556	RONALD L BICKNESE AND DOYLE A NEWBURRY 1243 BLACKHOUSE MTN. RD. JAMESTOWN, TN 38556	Tax Parcel ID No. 093-09-0C-180.00-CO

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, **Adam Joseph Mazarei as an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald L Bicknese and Doyle A Newburry, joint tenants with rights of survivorship** ("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 1603 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781 and amended in Instrument Number 20160614-0060193, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 Declaration; together with a percentage interest in the common elements as set forth in Exhibit "F" to said Declaration.

Being the same property conveyed to Adam Joseph Mazarei as an unmarried man by Warranty deed from Anthony Cecil, an unmarried man of record in Instrument No. 20190604-0052853 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on June 04, 2019. (Value of consideration shown in aforementioned deed $665,000.00.) Being also known as 1212 Laurel Street #1603 1603 Nashville, Tennessee 37203.

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 for the year 2022, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 201202160013756, Register's Office of 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 Twelve Twelve, A Condominium of record in Instrument Number 20140718-0063781 and amended in Instrument No. 20160614-0060193 and in Instrument No. 20191230-0134559, Register's Office for Davidson County, Tennessee.

Charter of Twelve Twelve Condominium Association, Inc. of record at Instrument No. 20140627-0056540, in the aforesaid Register's Office.

Easement conveyed to the State of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.

Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.

Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.

Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252 and amended as Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.

Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.

The plat of survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the southeast portion of property.

Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20140328-0025601, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20140924-0087646, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1212 Laurel Street #1603 Nashville TN 37203

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 30th day of November, 2021.

Adam Joseph Mazarei

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Joseph Mazarei, 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 30th day of November, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES
MARCH 15, 2022

Certificate of Authenticity

I, Holly A Mason, 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 November 30, 2021.

Affiant Signature

11/30/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of November, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22