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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 773559 DEEDWARR
12/14/2021 01:57:46 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20211214-0165247

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyrone Dixon	NEW OWNER	
(NAME) 900 20th Avenue South Unit 1106	(NAME)	092-16-0E-098.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **THE LACJ FAMILY TRUST DATED SEPTEMBER 20, 2018**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYRONE DIXON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1106, 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, amended and restated in Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as "Exhibit B" to the aforementioned Master Deed.

Together with Parking Space Number 224 and Storage Space Number 37, 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 Owen Jones and Lydia Jones by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company of record in Instrument No. 20080110-0003285 Register's Office for Davidson County, Tennessee. Owen Jones conveyed his interest in said property to Lydia Jones by Quitclaim Deed of record in Instrument No. 20180829-0085669 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The LACJ Family Trust, Lydia Alyce Clougherty Jones, Trustee, by Quitclaim Deed from Lydia Jones of record in Instrument No. 20181001-0096673, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 900 20th Avenue South Unit 1106, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 10th day of December, 2021

THE LACJ FAMILY TRUST DATED SEPTEMBER 20, 2018

BY: Lydia Alyce Clougherty Jones,

LYDIA ALYCE CLOUGHERTY JONES, TRUSTEE

LACJ Family Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a notary public, **Lydia Alyce Clougherty Jones** with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledge that she is the Trustee of **The LACJ Family Trust dated September 20, 2018**, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 10th day of December, 2021.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public