WARRANTY DEED

Karen Johnson Davidson County
Batch# 777040 DEEDWARR
12/20/2021 03:55:39 PM 2 pgs
Fees: $13.00 Taxes: $4,347.50

20211220-0168092

JM-VRES-21-900-1101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Motal Living Trust dated October 7th, 2019	**NEW OWNER**	
(NAME)	(NAME)	**092-16-0E-109.00-CO**
900 20th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARLON J. KIMBRO, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL D. MOTAL AND LISA R. MOTAL AS CO-TRUSTEES OF THE MOTAL LIVING TRUST DATED OCTOBER 7TH, 2019,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1101 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 Number 20060222-0020964, as amended and restated by instrument of record 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 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Together with Parking Space Number(s) 98, 99 and 57 and Storage Space Number 89, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth in the Master Deed.

Being the same property conveyed to Harlon J. Kimbro, Jr., unmarried, by Special Warranty Deed of from Adelicia Development, LLC, a Tennesse limited liability company of record at Instrument No. 20071231-0149394, Register's Office for Davidson County, Tennessee, dated December 27, 2007 recorded on December 31, 2007, and Corrected in Instrument No. 20080131-0010161 and further Corrected by Instrument No. 20090504-0040059, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20080529-0054570, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Adelicia, a Condominium with By-Laws and Charter attached thereto, of record in Instrument Number 20060222-0020964, as amended and restated in Instrument Number 20071212-0143307 and further amended in Instrument Number 20090818-0077786, Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20050802-0090098, in the Register's Office for Davidson County, Tennessee.
- Boundary line agreement of record in Book 9412, Page 677, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20060221-0020199, in the Register's Office for Davidson County, Tennessee.
- Conservation Easement of record in Instrument Number 20071207-0141926, in the Register's Office for Davidson County, Tennessee.

- Application to Combine Parcels of record in Instrument Number 20051213-0149361, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 20th Avenue, #1101, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF DECEMBER, 2021.

Harlon J. Kimbro, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARLON J. KIMBRO, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212