(2)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-15317-TC

Karen Johnson Davidson County
Batch# 782685 DEEDWARR
01/03/2022 10:06:38 AM 3 pgs
Fees: $18.00 Taxes: $740.00

20220103-0000236

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

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

Subscribed and sworn to before me, this the 30th day of December, 2021.

Notary Public
My Commission Expires: My Commission Expires 10/2/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephanie McElvey and Daphne Larkin, Trustees of DLSM Family Trust 6412 Bresslyn Road Nashville, TN 37205	New Owner	103-02-0C-138.00 103-02-0C-139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Francis M. Adelman and wife, Susan K. Adelman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephanie M. McElvy and Daphne D. Larkin, Trustees of The DLSM Family Trust UAD May 8, 2017**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 138:

Unit No. 138, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, Page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Francis M. Adelman and wife, Susan K. Adelman, by Warranty Deed from West End Terrace, INC., a Tennessee corporation, of record in Book 6698, Page 741, in the Register's Office of Davidson County, Tennessee, dated October 16, 1985 and recorded on November 01, 1985.

This is improved property located at: **261 White Bridge Pike, #138, Nashville, TN 37209.**

Unit 139:

Unit No. 139, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, Page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Francis M. Adelman and wife, Susan K. Adelman, by Warranty Deed from West End Terrace, INC., a Tennessee corporation, of record in Book 6698, Page 753, in the Register's Office of Davidson County, Tennessee, dated October 16, 1985 and recorded on November 01, 1985.

This is improved property located at: **261 White Bridge Pike, #139, Nashville, TN 37209.**

This Instrument executed on behalf of Francis M. Adelman and Susan K. Adelman ("Principal") by Jake Moore pursuant to the Power of Attorney of record in Instrument Number 20220103-0000234, and 20220103-0000235 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 December, 2021.

GRANTOR:

Francis M. Adelman by Jake Moore, his Attorney-In-Fact his Attorney in Fact

Susan K. Adelman by Jake Moore, her Attorney-In-Fact her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jake Moore, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Francis M. Adelman and Susan K. Adelman, and that his is authorized by Francis M. Adelman and Susan K. Adelman to execute this instrument on their behalf.

WITNESS my hand and seal at office this 30th day of December, 2021.

Notary Public
My Commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

EXHIBIT "A"
TO Warranty Deed
From: Francis M. Adelman and Susan K. Adelman
To: Stephanie McElvey and Daphne Larkin, Trustees of DLSM Family Trust

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principals thereon shown.

2. That this execution is proper and within the scope of the Powers of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 30th day of December, 2021.

Notary Public
My Commission Expires: _____

