THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211037946

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2021.

Notary Public
My Commission Expires: _

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022 KATE ROSENTHAL

Karen Johnson Davidson County
Batch# 787870 **DEEDWARR**
01/12/2022 08:05:51 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220112-0003811

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Thomas Holland, IV 900 20th Avenue South Unit 1607 Nashville TN 37212	New Owner	Tax Parcel ID No. 092-16-0E-176.00 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, **Thomas Joseph Condon, IV, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Thomas Holland, IV**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1607 , on the Horizontal Property Regime for The Adelicia, as recorded in the Master Deed of record in Instrument No. 20060222-0020964, amended as restated in Instrument No. 20071212-0143307 and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Together with Parking Space Numbers 153 and 132, 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 THOMAS JOSEPH CONDON, IV, by deed from KEVIN W. CONDON, TRUSTEE OF THE TJC FAMILY TRUST DATED OCTOBER 31, 2008, of record in Instrument No. 20181105-0109629 , dated October 31, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 092-16-0E-176.00 CO.

Matters shown on the Plan of record in Instrument No. 20080529-0054570, said Register's Office.

Master Deed of record in Instrument No. 20060222-0020964, amended in Instrument No. 20090818-0077786, amended and restated in Instrument No. 20071212-0143307, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050802-0090098, said Register's Office.

Conservation Easement of record in Instrument No. 20071207-0141926, said Register's Office.
Boundary Line Agreement of record in Book 9412, page 677, said Register's Office.

This is improved property located at 900 20th Avenue South Unit 1607 Nashville TN 37212

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 20th day of December, 2021.

Thomas Joseph Condon, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Joseph Condon, IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2021.

Notary Public

My Commission Expires: _____

