THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239535** Karen Johnson Davidson County Batch# 818096 **DEEDWARR** 03/09/2022 10:56:21 AM 2 pgs Fees: $13.00 Taxes: $2,682.50 20220309-0026935	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2022. Notary Public My Commission Expires: ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Joseph D. Connell, III. 900 20th Avenue South #1210 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 16 0E 114.00

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, **Donna Drinkwater, Trustee of the Drinkwater Family Trust, dated July 8, 1994, as amended, on behalf of the Decedent's Share, and as Trustee of the Survivor's Trust, created therein** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph D. Connell, III**, ("Grantees"), its 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. 1210, 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 and amended in Instrument No. 20090818-0077786 Register's Office for Davidson County, Tennessee, said being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Together with Parking Space Number 225 and Storage Space Number 16, 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 Davis Drinkwater and Donna L. Drinkwater, Co-Trustees of the Drinkwater Family Trust, dated July 8, 1994, by Warranty Deed from Alejandro D. Paschalides, unmarried, of record in Instrument No. 20091103-0101618, in the Register's Office of Davidson County, Tennessee, dated October 30, 2009 and recorded on November 03, 2009. Trustee Davis Drinkwater having since passed, and Trustee Donna L. Drinkwater is one and the same as Trustee Donna Drinkwater as named in said Trust.

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 and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. Hayes 2nd Subdivision, as recorded in Plat Book 1, Page(s) 81.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Adelicia, as recorded in Instrument No. 20080529-0054570.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Adelicia, A Condominium of record in Instrument No. 20060222-0020964, as amended by instrument(s) of record in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786; also subject to easements, rights and interests 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 building thereon.

Easement for Conservation, recorded in Instrument No. 20071207-0141926.

Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.

Application to Combine Parcels recorded in Instrument No. 20051213-0149361.

This is improved property located at: 900 20th Avenue South, #1210, 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 7th day of March, 2022.

The Drinkwater Family Trust and The Survivor's Trust

By: Donna Drinkwater Trustee
Donna Drinkwater, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Drinkwater, with whom I am personally acquainted, and who acknowledged that she is the Trustee of the Drinkwater Family Trust, dated July 8, 1994, and the Survivor Trust created therefrom, and as such Trustee executed this instrument with authority and in such capacity for the purposes therein contained.

Witness my hand, at Office, this 7th day of March, 2022.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022