Karen Johnson Davidson County
Batch# 846979 DEEDWARR
04/28/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20220428-0048926

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Ivey Title Ref: (DW) Title No.: 62483
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles W. Ferguson 900 20th Avenue South #715 Nashville, TN 37212	Pinnacle Bank 7040 Carothers Parkway Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 092160E04400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,175,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sydney L Jones Jr. and Laurie E. Jones, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Charles W. Ferguson, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 715, together with parking space No. 230 and 138 and Storage Space No. 94 of The Adelicia, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Instrument No. 20060222-0020964, amended in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general limited common elements of the Condominium.

Being the same property conveyed to Sydney L. Jones, Jr., and Laurie E. Jones, husband and wife by Warranty Deed from Melvin F. Hall, unmarried, dated May 16, 2017 and recorded on May 17, 2017 of record in Instrument No. 20170517-0048997, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Exhibit "B" to the Master Deed in Instrument No. 20060222-0020964, amended in Instrument No. 20071212-0143307, Instrument No. 20090818-0077786, said Register's Office, shows an owner's certificate, minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20060222-0020964, amended in Instrument No. 20071212-0143307, Instrument No. 20090818-0077786, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of the Adelicia Condominiums Association, Inc., of record

in Instrument No. 20060221-0020199, said Register's Office. Boundary Line Agreement of record in Book 9412, page 677, said Register's Office. All Matters shown on Instrument No. 20080529-0054570, said Register's Office. Easement for Conservation of record in Instrument No. 20071207-0141926, said Register's Office.

This is improved property, known as 900 20th Avenue South, # 715, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of April, 2022.

Sydney L Jones Jr. **Laurie E. Jones**

State of Tennessee

County of Davidson

On this 4th day of April, 2022, before me the undersigned authority, personally appeared Sydney L Jones Jr. and Laurie E. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00.

Affiant

Sworn and subscribed before me this 14 day of April, 2022.

Notary

My Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 14, 2022.

Affiant Signature

Date: 4/14/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 14, 2022.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

