THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns
SPENDER FANE BONE MCALLESTER
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 862824 DEEDWARR
05/26/2022 08:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220526-0060980

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	TAX INFORMATION:
The Cornelius Family Trust 700 12th Avenue South Unit 1405 Nashville, TN 37203	Same	93-13-0D 126.00

KNOW ALL MEN BY THESE PRESENTS that ADAM C. CORNELIUS, a single person, hereinafter "Grantor", hereby transfers and conveys unto THE CORNELIUS FAMILY TRUST u/t/a dated May 20, 2022 hereinafter "Grantee", its successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. R 1405. of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, said Register's office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Adam C. Cornelius, a single person, by deed from Shawn Thomas, an unmarried man of record in Instrument No. 20171114-0116831 of record in I Register's Office for Davidson County, Tennessee.

This improved property is known as 700 12th Avenue South, Unit 1405, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his successors and assigns forever. Grantor covenants that he

is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 20th day of May 2022.

GRANTOR:

ADAM C. CORNELIUS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Adam C. Cornelius, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of May 2022.

F.E. GIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/2/24

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, do hereby make oath that I am a licensed attorney and/or 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 May 20, 2022.

Jonathan R. Burns

Date: May 20, 2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of May 2022.



Notary's Signature

My Commission Expires: 9/2/24.