Karen Johnson Davidson County
Batch# 879400 DEEDWARR
06/28/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $4,884.00
20220628-0074246

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** LESLIE C. LOUGHLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Nov. 3, 2025	STATE OF TN) COUNTY OF Wilson) The actual consideration or value, whichever is greater, for this transfer is: $1,320,000.00 Affiant Subscribed and sworn to before me, this 24th day of June, 2022. Notary Public My Commission Expires: 11/3/25

WARRANTY DEED

Address New Owner: Ahbal Trust 900 20TH Ave S Unit 1014 Nashville, TN 37212	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 092-16-0E-088.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HANNAH STREET ASSOCIATES, LLC, AN INDIANA LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AHBAL TRUST DATED JUNE 16, 2022** ("Grantee"), Grantee's 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 1014, 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, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Bill Gaither and wife, Gloria Gaither by Warranty deed from Adelicia Development, LLC, a Tennessee limited liability company of record in Instrument No.

20071227-0148094 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on December 27, 2007. (Value of consideration shown in aforementioned deed $725,972.00.)

Being the same property conveyed to Gloria L. Gaither, as Trustee of the Gloria L. Gaither Tennessee Qualified Personal Residence Trust by Quitclaim deed from Bill Gaither and wife, Gloria Gaither of record in Instrument No. 20130102-0000508 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on January 02, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to William J. Gaither, as Trustee of the William J. Gaither Tennessee Qualified Personal Residence Trust by Quitclaim deed from Bill Gaither and wife, Gloria Gaither of record in Instrument No. 20130102-0000509 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on January 02, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Hannah Street Associates, LLC, an Indiana limited liability company by Quitclaim deed from William J. Gaither, as Trustee of the William J. Gaither Tennessee Qualified Personal Residence Trust of record in Instrument No. 20180111-0003862 Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on January 11, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Hanna Street Associates, LLC, an Indiana limited liability company by Quitclaim deed from Gloria L. Gaither, as Trustee of the Gloria L. Gaither Tennessee Qualified Personal Residence Trust of record in Instrument No. 20180111-0003863 Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on January 11, 2018. (Value of consideration shown in aforementioned deed $0.00.)

This is unimproved property commonly known as: **900 20TH Ave S Unit 1014 Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 23 day of June, 2022.

HANNAH STREET ASSOCIATES, LLC

Gina Brisco, Managing Member
Gina Brisco, Managing Member

STATE OF IN)
)
COUNTY OF Madison)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **GINA BRISCO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Managing Member of **HANNAH STREET ASSOCIATES, LLC,** the within named bargainer, an Indiana limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Managing Member.

Witness my hand and official seal at office this 23 day of June, 2022.

LINDA LEE ADAMS
Notary Public - Seal
Delaware County - State of Indiana
Commission Number NP0724253
My Commission Expires Dec 29, 2027

Linda Lee Adams
Notary Public
My Commission Expires:
12/29/22

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 24th day of June, 2022.

Ernest D Bennett III 6/24/2022
Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 24th day of June, 2022.

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023