WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2022.

Notary Public

COMMISSION EXPIRES: 7/3/23

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 952349 DEEDWARR
12/16/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20221216-0130278

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Ross Fuller	Same as Owner	092-16-0E-088.00
(NAME)	(NAME)	
900 20th Avenue South #1014		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Keri V. McInnis, as Agent pursuant to delegated authority for Naji Abumrad, Trustee of the Ahbal Trust dated June 16, 2022** ("GRANTOR"), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ross Fuller** ("GRANTEE"), AND HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 Grantor herein by Warranty Deed of record in Instrument No. 20220628-0074246 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records, including, without limitation, the following:

1. Master Deed for The Adelecia, a Condominium, of record in Instrument No. 20060222-0020964 in the Register's Office for Davidson County, Tennessee, as restated and amended in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786 in said Register's Office.

2. Charter of Adelecia Condominium Association, Inc., of record in Instrument No. 20060221-0020199 in the Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20050802-0090088 in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20050803-0090595 in the Register's Office for Davidson County, Tennessee.

5. Plat of record in Instrument No. 20080529-0054570 in the Register's Office for Davidson County, Tennessee.

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, and its successors and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE and its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14 day of December, 2022.

AHBAL TRUST dated June 16, 2022, Grantor

By: Keri V. McInnis

Keri V. McInnis, Agent pursuant to delegated Authority for Naji Abumrad, Trustee

State of Florida)
)
County of Palm Beach)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Keri V. McInnis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged herself to be the duly appointed and acting Agent pursuant to delegated authority for Naji Abumrad, Trustee of the AHBAL TRUST dated June 16, 2022, the within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by herself as the Agent of the Trustee pursuant to delegated authority, and further upon oath acknowledged that she did so as her free act and deed for the purposes therein contained, being duly authorized so to do..

WITNESS my hand and seal this 14 day of December, 2022.

Commission Expires: 10/3/26

Gregory Meadows
NOTARY PUBLIC

GREGORY MEADOWS
Notary Public - State of Florida
Commission # HH 318690
My Comm. Expires Oct 3, 2026
Bonded through National Notary Assn.

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 the 14th day of December, 2022.

Ernest D. Bennett, III, Affiant — December 16, 2022 (Date)

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 16th day of December, 2022.

Commission Expires: September 2, 2024

Notary Public

