Prepared by:
Record and Return To:
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221243223

Karen Johnson Davidson County
Batch# 961443 DEEDWARR
01/17/2023 11:02:50 AM 2 pgs
Fees: $13.00 Taxes: $4,347.50

20230117-0003630

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of January, 2023.

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:	Send Tax Bills To:	Tax Information:
Robert J. Hussey, III. and Julie T. Hussey 227 W Chickasaw Pkwy Memphis, TN 38111	New Owner	Tax Parcel ID No. 092 16 0E 050.00

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, **Neil de Crescenzo and Brenda Reilly, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert J. Hussey, III. and Julie T. Hussey, husband and wife**, ("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 701, 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.

Together with Parking Space Nos. 210 & 211, 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 Neil de Crescenzo and wife, Brenda Reilly, by Quitclaim Deed from Neil de Crescenzo of record in Instrument No. 20131118-0118607, in the Register's Office of Davidson County, Tennessee, dated November 13, 2013 and recorded on November 18, 2013.

Being the same property conveyed to Neil de Crescenzo, married , by Warranty Deed from Clayton H. Jones, unmarried of record in Instrument No. 20131017-0108684, in the Register's Office of Davidson County, Tennessee, dated October 16, 2013 and recorded on October 17, 2013.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E. M. Hayes and Others, H. Hayes and Others, as recorded in Plat Book 1, Page(s) 81.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Unified Plat of The Adelicia, as recorded in Plat 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 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 at Instrument No. 20051213-0149361.

This is improved property located at 900 20th Avenue South #701 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 13th day of January, 2023.

Neil de Crescenzo by Ryan Dieck Attorney in Fact
Neil de Crescenzo
By: Ryan Dieck, Attorney in Fact

Brenda Reilly by Ryan Dieck Attorney in Fact
Brenda Reilly
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Neil de Crescenzo and Brenda Reilly and that he is authorized by Neil de Crescenzo and Brenda Reilly to execute this instrument on their behalf.

WITNESS my hand, at office, this 13th day of January, 2023

Notary Public

