THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37477-12-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. Brian Mitchell Affiant Subscribed and sworn to before me this 28th day of February, 2023. Dawn Martin Notary Public My Commission Expires: 10/2/23 DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kate Downing Cardin 900 20th Avenue S #905 Nashville, TN 37212	**Send Tax Bills To:** Same as new owner	**Tax Information:** Map and Parcel No.: 092160E07900CO

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, **Adelicia 905, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kate Downing Cardin, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 20th Avenue S #905, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 976596 DEEDWARR
03/03/2023 10:19:44 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20230303-0015305

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-C-22-900-905

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of February, 2023.

Adelicia 905, LLC, a Tennessee limited liability company

BY: Sole member
Vanessa Willett, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Vanessa Willett, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Sole Member of Adelicia 905, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Unit No. 905, 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, as amended and restated by instrument of record in Instrument No. 20071212-0143307 and First Amendment to Amended and Restated Master Deed in record of Instrument No. 20090818-0077786 and any amendments thereto, Register's Office for said County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 2, 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 Adelicia 905, LLC, a Tennessee limited liability company, by deed dated November 15, 2021 from Chelsea Tennessee, LLC, a Tennessee limited liability company, of record in Instrument No. 20211118-0153746, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 092160E07900CO.
2. All matters appearing on the Plan of record as Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
3. 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 Condominium of record in Instrument No. 20060222-0020964, as amended by instrument(s) of record in Instrument Nos. 20071212-0143307 and 20090818-0077786, Register's Office for Davidson County, Tennessee; 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.
4. Easement for Conservation Easement, recorded in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.
5. Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050802-0090098, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 1, page 81, Chancery Court for Nashville.
8. Rights of others in and to the use of the common areas/elements.