THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5927-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 690,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1000169 DEEDWARR
05/05/2023 10 44 49 AM 2 pgs
Fees: $13 00 Taxes $2,553 00

20230505-0033496

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Reinhart and Julia Reinhart	NEW OWNER	
104 Tuscany Way		092-16-0E-066 00-CO
San Antonio, TX 78249		
(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, **The 2012 Blakley Trust for the and Benefit of Alston Elizabeth Blakley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Reinhart and Julia Reinhart**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

A certain condominium located in Davidson County, Tennessee, being Unit No 803 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a Condominium of record in Instrument Number 20060222-0020964, as amended and restated in Instrument Number 20071212-0143307 and further amended in Instrument Number 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof, said Unit being depicted on Exhibit B to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed

Being the same property conveyed to The 2012 Blakley Trust for the and Benefit of Alston Elizabeth by Warranty deed from Vivekanand Chandra, unmarried of record in Instrument No. 20130904-0093137 Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on September 04, 2013

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **900 20th Avenue South #803, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this the 5th day of May 2023

The 2012 Blakley Trust for the and Benefit of Alston Elizabeth Blakley

BY _____
Alton E Blakley, Jr., Trustee

STATE OF KY

COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Alton E. Blakley, Jr.**, with whom I am personally acquainted and who upon her oath acknowledged himself to be the **Trustee** of the **The 2012 Blakley Trust for the and Benefit of Alston Elizabeth Blakley** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Alton E. Blakley, Jr.** as such **Trustee.**

Witness my hand and official seal this the _____ day of May, 2023.

Patty K Martin
NOTARY PUBLIC

#16392

My Commission Expires 11/7/24

