THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544578** Karen Johnson Davidson County Batch# 1021066 DEEDWARR 06/29/2023 02 25 55 PM 2 pgs Fees $13.00 Taxes $3,256 00 20230629-0049871	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $880,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2023. Notary Public My Commission Expires: DEBRA LEIST · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Douglas H. Fuchs and Lynn S. Fuchs 900 20th Avenue #1510 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 16 0E 156.00CO

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, **John T. Tressler, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas H. Fuchs and Lynn S. Fuchs, 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:

Being Unit No. 1510, 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 Number 20060222-0020964, as amended and restated by instrument of record in Instrument Number 20071212-0143307, amended in Instrument Number 20090818-0077786, Register's Office for Davidson County, Tennessee (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 Numbers 8 and 9, 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 John T. Tressler, an unmarried man, by Warranty Deed from Gregory A. Lanigan and Susan S. Lanigan, husband and wife, of record in Instrument No. 20200713-0076128, in the Register's Office of Davidson County, Tennessee, dated July 09, 2020 and recorded on July 13, 2020, as corrected by Scrivener's Affidavit of record in Instrument No. 20230523-0038822, in said Register's Office.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Unified Plat of The Adelicia, as recorded in 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 by instrument(s) of record in Instrument Nos. 20071212-0143307 and 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.

This is improved property located at 900 20th Avenue #1510 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 28th day of June, 2023

John T. Tressler

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ Cobb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John T. Tressler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public Richard Vu

My Commission Expires: 2/16/2025

RICHARD VU
NOTARY
EXPIRES
GEORGIA
February 16, 2025
PUBLIC
COBB COUNTY