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

CRT File No. 230645085

Karen Johnson Davidson County
Batch# 1033762 **DEEDWARR**
08/02/2023 11 25 47 AM 2 pgs
Fees $13 00 Taxes $4,070 00

20230802-0059636

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000 00

Affiant

Subscribed and sworn to before me this 1st day of August, 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:
Mary Hunter and Lee Hunter 1002 Hillcrest Ave Columbia, TN 38401	New Owner	Tax Parcel ID No. 092 16 0E 145.00

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, **Harold H. Pilgrim, III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Hunter and husband, Lee Hunter** ("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 1415, together with parking spaces 126 and 127 and storage space 22, at the Adelicia, a condominium, as established under Master Deed of record in Instrument No. 20060222-0020964, amended in Instrument Nos. 20071212-01433307 and 20090818-0077786, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Harold H. Pilgrim, III and Gillian C. Pilgrim, Husband and Wife, by Warranty Deed from Mark Tanzer, Unmarried, of record in Instrument No. 20090925-0089382, in the Register's Office of Davidson County, Tennessee, dated September 24, 2009. and recorded on September 25, 2009.

Being the same property conveyed to Harold H. Pilgrim, III, Married, by Quitclaim Deed from Gillian C. Pilgrim, Married, of record in Instrument No. 20140324-0024084, in the Register's Office of Davidson County, Tennessee, dated March 07, 2014. and recorded on March 24, 2014.

Agreement Incident to Divorce filed in the District Court 224th Judicial District Bexar County Texas between Gillian Pilgrim and Harold Henderson Pilgrim, III. Harold Henderson Pilgrim, III having since remarried.

Said property was never the primary marital residence of Grantor.

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 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 Condominium of record in Instrument No. 20060222-0020964, as amended by instrument(s) of record in Instrument No's. 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.

Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.

Application to Combine Parcels Recorded In Instrument No. 20051213-0149361.

This is improved property located at 900 20th Avenue South #1415 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 1st day of August, 2023.

Harold H. Pilgrim, III.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harold H. Pilgrim, III., 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 1st day of August, 2023.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026