6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045774 **DEEDWARR**
09/05/2023 09 25 54 AM 2 pgs
Fees $13 00 Taxes $4,162 50

20230905-0069136

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000 00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2023

Notary Public I Dyke Tatum

MY COMMISSION EXPIRES 5/5/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc , 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dana Moore	Dana Moore	104024C02300CO
(NAME)	(NAME)	
110 31st Avenue N, Unit 401	110 31st Avenue N, Unit 401	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craig Kelley Adkisson, Trustee, of The Craig Kelley Adkisson Trust dated October 26, 2016,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dana Moore,** 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

Land in Davidson County, Tennessee, Being Unit 401, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal properly regime established by Master Deed of record as Instrument No 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed

Together with Parking Space Number 93 and 94 which is assigned as Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed

Being the same property conveyed to Craig Kelley Adkisson, Trustee of The Craig Kelley Adkisson Trust dated October 26, 2016 by deed dated September 14, 2022 from Katherine K Chen, unmarried of record in Instrument No 20220919-0103791, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Fu-Ming Chen and wife, Katherine K Chen by Special Warranty deed from West End Partners LLC, a Tennessee limited liability company of record in Instrument No 20100115-0004030, Register's Office for Davidson County, Tennessee dated January 14, 2010 and recorded on January 15, 2010 The said Fu-Ming Chen having since died on July 29, 2021

unimproved ☐

This is improved ☑ property, known as 110 31st Avenue N, Unit 401, Nashville, TN 37203
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my/our hands this 31st day of August, 2023

Craig Kelley Adkisson, Trustee, of The Craig Kelley Adkisson Trust dated October 26, 2016

By _____
Craig Kelley Adkisson, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Craig Kelley Adkisson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of Craig Kelley Adkisson, Trustee, of The Craig Kelley Adkisson Trust dated October 26, 2016 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee

WITNESS my hand and seal this 31st day of August, 2023

_____
Notary Public / Dyke Tatum
My Commission Expires May 05, 2025

File No 23-MooreD

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN