Karen Johnson Davidson County
Batch# 1060470 DEEDWARR
10/13/2023 01:09:30 PM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20231013-0080390

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of October, 2023.

(Affix Seal) Notary Public

My Commission Expires:

KATHLEEN HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-15-2024

2023-10-1262

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Harrison Ventures, LLC 900 20th Avenue South Unit 1306 Nashville, TN 37212	Harrison Ventures, LLC 900 20th Avenue South Unit 1306 Nashville, TN 37212	Map/Parcel 092-16-0E-126.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth Camille Chapman Legg**, a married woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Harrison Ventures, LLC, a California limited liability company,** hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being Unit No. 1306, 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, 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 257 which is 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 Ralph E. Chapman, married and Elizabeth Camille Chapman, unmarried, as joint tenants with the right of survivorship by Warranty deed from Adelicia Development, LLC, a Tennessee limited liability company of record in Instrument No. 20090320-0025126 Register's Office for Davidson County, Tennessee, dated March 19, 2009 and recorded on March 20, 2009.

Being the same property conveyed to Ralph E. Chapman, married by Quitclaim deed from Ralph E. Chapman, married and Elizabeth Camille Chapman now known as Elizabeth Camille Chapman Legg of record in Instrument No. 20160620-0062452 Register's Office for Davidson County, Tennessee, dated June 13, 2016 and recorded on June 20, 2016.

Being the same property conveyed to Elizabeth Camille Chapman Legg by Quitclaim deed from Ralph E. Chapman of record in Instrument No. 20211022-0142231 Register's Office for Davidson County, Tennessee, dated October 19, 2021 and recorded on October 22, 2021.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023, a lien now due and payable, the same have been prorated between the parties hereto at closing and have been paid by the Grantor herein, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 900 20th Avenue South, Unit 1306, 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 GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

*The property conveyed herein has never been the principal residence of the Grantor or the Grantor's spouse.

[The remainder of this page is left blank intentionally. Signatures appear on the following page.]

Effective the 12 day of October, 2023.

Elizabeth Camille Chapman Legg

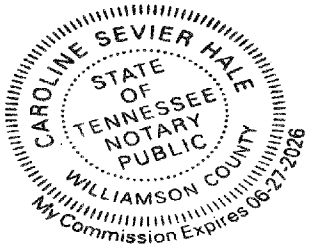
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6 day of October, 2023, before me personally appeared Elizabeth Camille Chapman Legg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6 day of October, 2023.

My Commission Expires:

Notary Public



Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/6/2023.

Date

Affiant Signature

10/12/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of October, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025