Karen Johnson Davidson County
Batch# 1102423 DEEDWARR
02/20/2024 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $11,470.00
20240220-0011427

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Eric Meltzer 200 Brookline Ave #305 Boston, MA 02215	Eric Meltzer 200 Brookline Ave #305 Boston, MA 02215	092 16 0E 188.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mishthi Grace Hanson, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Eric Meltzer**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 900 20th Avenue South #1703, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1703 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 No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307 and further amended in Instrument No. 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 "F" to said Master Deed.

Together with Parking Space Numbers 336 and 337 and Storage Space Number 45, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the First Amendment to the Amended and Restated Master Deed of record in Instrument No. 20090818-0077786.

Being the same property conveyed to Mishthi Grace Hanson, unmarried, by Warranty Deed from James W. Griffith and Pamela R. Griffith, Co-Trustees of The Griffith Tennessee Community Property Trust Agreement dated April 22, 2015, of record in Instrument No. 20211117-0153006, in the Register's Office of Davidson County, Tennessee, dated November 04, 2021, and recorded on November 17, 2021. Also see Affidavit of Scrivener's Error of record in Instrument No. 20211213-0164621, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 15th day of February, 2024.

Mishthi Grace Hanson

Mishthi Grace Hanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2024, before me personally appeared Mishthi Grace Hanson, 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 15th day of February, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15 day of Feb, 2024.

Notary Public
My commission expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Certificate of Authenticity

I, Holly Lacy, 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 02/15/2024.

Date

Holly Lacy

Affiant Signature

02/15/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of February, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY