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

CRT File No. 240246825

Karen Johnson Davidson County
Batch # 1106947 DEEDWARR
03/04/2024 10:08:03 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20240304-0014707

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of March, 2024.

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:
Andrew Jay Detherage and Julia Elizabeth Detherage 6919 Foxland Run Ct. Zionsville, IN 46077	New Owner	Tax Parcel ID No. 092 16 0E 033.00

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, **Devin Bradbury, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Jay Detherage and Julia Elizabeth Detherage, 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:

Land in Davidson County, Tennessee, being Unit 615, 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, amended and restated in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Devin Bradbury, a single woman, by Quitclaim Deed from Patty Bradbury, a married woman, of record in Instrument No. 20231229-0100032, in the Register's Office of Davidson County, Tennessee, dated December 19, 2023, and recorded on December 29, 2023.

Being the same property conveyed to Devin Bradbury, a single woman and Patty Bradbury, a married woman, as joint tenants with right of survivorship, by Warranty Deed from Steven Chapman, a married man, of record in Instrument No. 20191220-0131722, in the Register's Office of Davidson County, Tennessee, dated December 12, 2019, and recorded on December 20, 2019.

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 O. B. HAYES 2ND SUBDIVISION, as recorded in Plat Book 1, Page(s) 81.

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, amended and restated in Instrument No. 20071212-0143307, amended in

Instrument No. 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.

An Application to Combine Parcels recorded in Instrument No. 20051213-0149361

This is improved property located at 900 20th Avenue #615 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 29th day of February, 2024.

Devin Bradbury

STATE OF CO
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Devin Bradbury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2024.

Notary Public
My Commission Expires: 6/24/24

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024