THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447391** Karen Johnson Davidson County Batch # 1137621 DEEDWARR 05/21/2024 02:14:33 PM 3 pgs Fees: $18.00 Taxes: $2,553.00 20240521-0037849	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2024. Notary Public My Commission Expires: DEBRA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: David L. LeBlanc 900 20th Avenue South #1408 Nashville TN 37212	Send Tax Bills To: David L. LeBlanc P.O. Box 3585 Brentwood TN 37024	Tax Information: Tax Parcel ID No. 092 16 0E 141.00

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, **Kara Gabriele Bidstrup, an unmarried person and John Edward Walker, III. an unmarried person, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David L. LeBlanc**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1408, together with parking spaces Nos. 6 and 10 and storage unit No. 90 of the Adelicia, a Condominium, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Instrument No. 20060222-0020964, amended in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general limited common elements of the Condominium.

Being the same property conveyed to Kara Gabriele Bidstrup, An Unmarried Person and John Edward Walker, III, An Unmarried Person as Joint Tenants with right of Survivorship, by Warranty Deed from Jeff Ewers, of record in Instrument No. 20210602-0073926, in the Register's Office of Davidson County, Tennessee, dated May 24, 2021 and recorded on June 02, 2021.

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.

Charter of the Adelicia Condominium Association, Inc. of record in Instrument No. 20060221-00210199, said Register's Office.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Unified 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, a Condominium Condominium of record in Instrument No. 20060222-0020964, as Amended recorded in Instrument No. 20071212-0143307 and 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.

Easement recorded in Instrument No. 20071207-0141926.

Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 900 20th Avenue South #1408 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 16th day of May, 2024.

Kara G. Bidstrup by Ryan Dieck, Attorney-in-fact
Kara Gabriele Bidstrup by Ryan Dieck, Attorney-in-Fact

John E. Walker, III by Ryan Dieck, Attorney-in-fact
John Edward Walker, III by Ryan Dieck, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kara Gabriele Bidstrup and John Edward Walker, III and that he is authorized by Kara Gabriele Bidstrup and John Edward Walker, III to execute this instrument on their behalf.

Witness my hand, at office, this 16th day of May, 2024.

_____
Notary Public
My Commission Expires: _____

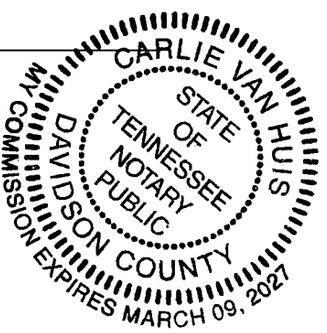


Exhibit A

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

1. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

1. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not

Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Witness my hand, at office, this 16th day of May, 2024.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027