THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7388-WE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 595,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2024. Notary Public MY COMMISSION EXPIRES: 11-7-27 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1140867 DEEDWARR
05/30/2024 10:01:45 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20240530-0040031

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin P. Jones and Angela H. Jones	Owner	
900 20TH Avenue South #807		092-16-0E-064.00-CO
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Niles Heath Miller and wife, Ramona Robbins Miller, and Audrey Grace Miller, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin P. Jones and Angela H. Jones, husband and wife**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 807 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 Number 20060222-0030964, as amended and restated in Instrument No. 2071212-0143307, and as 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 to said Master Deed.

Together with Parking Space Number 168 and Storage Space 29, which are assigned as Limited Common Elements appurtenants to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Niles Heath Miller and Ramona Robbins Miller, husband and wife and Audrey Grace Miller, a single woman by Warranty Deed from Satish K. Menon and Sujaya N. Menon, husband and wife, as to a one-half interest, and Varun Kumar Menon, as to a one-half interest, the half interests, as they relate to one another, to be held as joint tentante with right of survivorship of record in Instrument No. 20200626-0069352 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on June 26, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **900 20TH Avenue South #807, 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 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 our hands this the 28th day of May, 2024.

Niles Heath Miller by Denise Cummins Attorney in fact

Niles Heath Miller by Denise Cummins, Attorney-in-Fact

Audrey Grace Miller by Denise Cummins Attorney in fact

Audrey Grace Miller by Denise Cummins, Attorney-in-Fact

Ramona Robbins Miller by Denise Cummins Attorney in fact

Ramona Robbins Miller by Denise Cummins, 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, the within named **Denise Cummins,** 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 on behalf of **Niles Heath Miller, Ramona Robbins Miller, and Audrey Grace Miller**, as their Attorney in Fact, as the free act and deed of the within named **Niles Heath Miller and wife, Ramona Robbins Miller, and Audrey Grace Miller.**

Witness my hand and official seal this the 28th day of May, 2024.

My Commission expires 11-8-27

Notary Public

JAMES A. WARMATH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE