Karen Johnson Davidson County
Batch # 1141478 DEEDWARR
06/03/2024 09:59:50 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20240603-0040882

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

CRT File No. 240447614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration o.
for this transfer is: $900,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2024.

Notary Public
My Commission Expires: 11-8-27

BRITTNEY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The CSIVS Management Revocable Trust 167 Aston Hall Macon, GA 31210	New Owner	Tax Parcel ID No. 092 16 0E 114.00

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, **Joseph D. Connell, III** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The CSIVS Management Revocable Trust, dated March 9, 2021** Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: unmarried

Land in Davidson County, Tennessee, being Unit No. 1210, 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 and amended in Instrument No. 20090818-0077786 Register's Office for Davidson County, Tennessee, said being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Together with Parking Space Number 225 and 287 and Storage Space Number 16, which are 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 Joseph D. Connell, III, by Warranty Deed from Donna Drinkwater, Trustee of the Drinkwater Family Trust, dated July 8, 1994, as amended, on behalf of the Decedent's Share, and as Trustee of the Survivor's Trust, created therein, of record in Instrument No. 20220309-0026935, in the Register's Office of Davidson County, Tennessee, dated March 07, 2022 , and recorded on March 09, 2022.

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 of record in Instrument No. 20060222-0020964, as amended 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 for Conservation, recorded in Instrument No. 20071207-0141926.

Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.

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

This is improved property located at 900 20th Avenue South #1210 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 31st day of May, 2024.

Joseph D. Connell, III.

STATE OF ~~TENNESSEE~~ CA)
COUNTY OF ~~DAVIDSON~~ Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph D. Connell, III., 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.

Witness my hand, at office, this ~~31st~~ 30th day of May, 2024.

Notary Public
My Commission Expires: 10-14-2024

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2328740
My Comm. Expires Jun 14, 2024