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

Karen Johnson Davidson County
Batch # 1200257 DEEDWARR
11/01/2024 09:45:28 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00
20241101-0084844

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: $670,000.00.

Affiant

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

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, V
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Corso and Lisa Corso 8332 Salt Springs Rd Manlius, NY 13104	New Owner	Tax Parcel ID No. 092 16 0E 035.00

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, **Aquino 1994 Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Corso and Lisa Corso, 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:

Being Unit No. 609, 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, as amended and restated by instrument of record in Instrument No. 20071212-0143307 and Amendment to Amended and Restated recorded in Instrument No. 20090818-0077786, Register's Office for said County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

[Together with Parking Space Number(s) 3 and Storage Space Number(s) 53, 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 Aquino 1994 Revocable Trust, by Quitclaim Deed from Barbara Ann C. Aquino, of record in Instrument No. 20121008-0092012, in the Register's Office of Davidson County, Tennessee, dated October 02, 2012 and recorded on October 08, 2012.

Being the same property conveyed to Barbara Ann C. Aquino, unmarried, by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20071217-0144189, in the Register's Office of Davidson County, Tennessee, dated December 14, 2007 and recorded on December 17, 2007.

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 SECOND PLAN OF SMALL LOTS, as recorded in Plat Book 1, Page 81.

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 and Restated recorded in Instrument No. 20071212-0143307 and Amendment to Amended and Restated recorded 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.

Charter for Adelicia Condominium Association, Inc. recorded as Instrument No. 20060221-0020199.

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

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 900 20th Avenue South, #609 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 October, 2024.

Aquino 1994 Revocable Trust

By: _____ Trustee
Barbara Ann C. Aquino, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara Ann C. Aquino, Trustee of the 1994 Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2024.

_____
Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026