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

CRT File No. 250250099

Karen Johnson
Batch # 1242769
03/04/2025 09 40 54 AM
Fees $13 00 Taxes $2,257 00

Davidson County
DEEDWARR
2 pgs

20250304-0015989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $610,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2025.

Notary Public
My Commission Expires.

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Martin P. Jones and Angela H. Jones 900 20th Avenue #1207 Nashville TN 37212	New Owner	Tax Parcel ID No. 092 16 0E 120.00

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, **Andrew J. Detherage, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin P. Jones, Jr. and Angela H. Jones, 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 No. 1207, 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 as restated by instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee (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 Numbers 67 and 68 and Storage Space number 100A, 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 Andrew J. Detherage, individually, by Quitclaim Deed from Ashley Detherage and Andrew J. Detherage, of record in Instrument No. 20231120-0090204, in the Register's Office for Davidson County, Tennessee, dated November 15, 2023 and recorded on November 20, 2023.

Being the same property conveyed to Ashley Detherage, unmarried and Andrew J. Detherage, married, as Tenants in Common, by Warranty Deed from Hugh L. Head, III., and son, Hugh L. Head, IV, of record in Instrument No. 20190116-0004418, in the Register's Office for Davidson County, Tennessee, dated January 15, 2019 and recorded on January 16, 2019.

Said property was never the primary martial residence of Grantor.

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 further 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.

Easement for Conservation, recorded in Instrument No. 20071207-0141926.

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

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050802-0090098.

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

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

This is improved property located at 900 20th Avenue #1207 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 28th day of February, 2025.

Andrew J. Detherage By: Ryan Dieck, Attorney -in-fact
Andrew J. Detherage
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 Andrew J. Detherage and that he is authorized by Andrew J. Detherage to execute this instrument on his behalf.

WITNESS my hand, at office, this 28th day of February, 2025.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026