BOX 10-A WARRANTY DEED

Karen Johnson Davidson County
Batch # 1246164 DEEDWARR
03/14/2025 10 36 59 AM 2 pgs
Fees $13 00 Taxes $11,470 00

20250314-0018794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF March 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
900 20th Ave 1707 Trust	NEW OWNER	
(NAME) 900 20th Avenue South, 1707	(NAME)	092-16-0E-186.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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, **MAX CLEMONS, SINGLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN HOWARD, TRUSTEE OF THE 900 20TH AVE 1707 TRUST AGREEMENT DATED FEBRUARY 24, 2025,** 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·

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: Unit 1707, of the Adelicia, a Condominiums, as established in Master Deed of record at Instrument No. 20060222-0020964, as amended at Instrument No. 20071212-0143307, 20090818-0077786, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Max Clemons, Single, by Warranty Deed from Richard Duane Ward, Trustee under The Richard Duane Ward Revocable Trust dated December 5, 2019, of record in Instrument No. 20211201-0158211 Register's Office for Davidson County, Tennessee, dated November 18, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 900 20th Avenue South, #1707, Nashville, TN 37212
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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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 my hand this 10 day of March, 2025

Max Clemons

MAX CLEMONS

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson
mic

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Max Clemons, the bargainor, 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 and official seal this 10 day of March, 2025.

Commission expires 3/8/2028

Notary Public

MIREILLE J CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 8, 2028

MIREILLE J CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 8, 2028

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