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

CRT File No. 250250122

Karen Johnson
Batch # 1248110
03/19/2025 12 42 13 PM
Fees $13 00 Taxes $5,531 50

Davidson County
DEEDWARR
2 pgs

20250319-0019805

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $1,495,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2025.

Notary Public
My Commission Expires

ANGELA K. POSTON-WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Parminder Bolina 900 20th Avenue South #1602 Nashville TN 37212	New Owner	Tax Parcel ID No 092 16 0E 166.00

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, **Elizabeth Menefee, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Parminder Bolina, unmarried** ("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. 1602, 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 said 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 276 and 277 and Storage Space number 25, 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 Elizabeth Menefee, unmarried, by Warranty Deed from Vanessa J. Falk, unmarried and Robert I. Falk, married, of record in Instrument No. 20150116-0005030, in the Register's Office of Davidson County, Tennessee, dated January 15, 2015 and recorded on January 16, 2015.

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 UNIFIED PLAT OF THE ADELICIA, as recorded in Plat 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 of record in Instrument Number 20060222-0020964, as amended and restated 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 South #1602 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 14th day of March, 2025.

Elizabeth Menefee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Menefee, 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 14th day of March, 2025

Notary Public
My Commission Expires: _____

