WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,480,000 00

Karen Johnson
Batch # 1248431
03/20/2025 10 15 38 AM
Fees $13 00 Taxes $5,476 00

Davidson County
DEEDWARR
2 pgs

20250320-0020323

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
'0 Burton Hills Blvd , Suite 120
Nash... 37215

File #25-TC-0900-1101

BSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY
March, 2025

tary Public
/ COMMISSION EXPIRES

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

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
THE PARAG R. PATEL TRUST DATED 05/15/2024	**NEW OWNER**	
(NAME)	(NAME)	**092 16 0E 109.00**
900 20th Avenue South, Unit 1101,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PAUL D. MOTAL AND LISA R MOTAL, CO-TRUSTEES OF MOTAL LIVING TRUST DATED OCTOBER 7, 2019,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PARAG R. PATEL AS TRUSTEE OF THE PARAG R. PATEL TRUST DATED 05/15/2024,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain condominium located in Davidson County, Tennessee, being Unit No 1101 of THE ADELICIA, A CONDOMINIUM Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing THE ADELICIA, A CONDOMINIUM, of record in Instrument Number 20060222-0020964, as amended and restated by instrument of record in Instrument No 20071212-0143307, and further amended in Instrument No 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof, said Unit being depicted on Exhibit to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed

Together with Parking Space Number(s) 98, 99 and 57 and Storage Space Number 89, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth in the Master Deed

Being the same property conveyed to Paul D Motal and Lisa R Motal, as Co-Trustees of the Motal Living Trust dated October 7th 2019, by Warranty Deed from Harlon J Kimbro, Jr, Unmarried, of record in Instrument No 20211220-0168092, in the Register's Office of Davidson County, Tennessee, dated December 03, 2021 and recorded on December 20, 2021

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* 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 recorded as Instrument No 20060221-0020199
* An Application to Combine Parcels recorded in Instrument No. 20051213-0149361
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **900 20th Avenue South, Unit 1101, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th day of March, 2025

Motal Living Trust dated October 7, 2019

By _____
Paul D Motal, Co-Trustee

By _____
Lisa R Motal, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Paul D Motal and Lisa R Motal with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Co-Trustees of the Motal Living Trust dated October 7, 2019, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of said Trust.

Witness my hand, at office, this 19th day of March, 2025

_____
Notary Signature
My commission expires

