THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651221** Karen Johnson Davidson County Batch # 1289176 DEEDWARR 06/24/2025 10 32.34 AM 2 pgs Fees $13 00 Taxes $2,701 00 20250624-0049578	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $730,000.00 Affiant Subscribed and sworn to before me, this 23rd day of June, 2025 Notary Public My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Todd M. Scheriger, Sr. and Justine M. Scheriger, Trustees 112 Ashland Point Hendersonville, TN 37075	Send Tax Bills To. New Owner	Tax Information: Tax Parcel ID No 092 16 0E 142.00

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, **Vanessa Willett, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd M. Scheriger, Sr. and Justine M. Scheriger, Trustees of The Todd M. Scheriger, Sr. and Justine M. Scheriger Tennessee Community Property Trust**, ("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 1410, 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 in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 114 and Storage Space Number 31, 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 Vanessa Willett, a married woman, by Warranty Deed from Martin P. Black and William C. Black, Trustees of the Jane C. Black Revocable Trust and Suzanne Sousan, of record in Instrument No. 20221202-0126218, in the Register's Office of Davidson County, Tennessee, dated November 09, 2022 and recorded on December 02, 2022. Said property has never been the marital residence of Grantor and is not subject to any marital rights therein.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

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 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 Condominium of record in Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307 and

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.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20050803-0090595.

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.

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

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

This is improved property located at 900 20th Avenue South #1410 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 20th day of June, 2025

Vanessa Willett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vanessa Willett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2025

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028