THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651360**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2025. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 1311565 DEEDWARR 08/19/2025 09:17:30 AM 3 pgs Fees: $18.00 Taxes: $4,347.50 20250819-0066003	

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner: Natalie M. Brimeyer 16496 Florawood Place Monument, CO 80132	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 16 0E 044.00

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, **Charles W. Ferguson, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Natalie M. Brimeyer, Trustee of Natalie M. Brimeyer Revocable Trust dated February 10, 2016, and any Amendments thereto** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 715, together with Parking Space No. 230 and 138 and Storage Space No. 94 of THE ADELICIA, A CONDOMINIUM, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Instrument No. 20060222-0020964, as amended in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general limited common elements of the Condominium.

Being the same property conveyed to Charles W. Ferguson, an unmarried man, by Warranty Deed from Sydney L. Jones Jr. and Laurie E. Jones, husband and wife, of record in Instrument No. 20220428-0048926, in the Register's Office of Davidson County, Tennessee, dated April 04, 2022 and recorded on April 28, 2022.

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 and assessments for the year 2025 and subsequent years, 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 O. B. HAYES 2ND SUBDIVISION, as recorded in Plat Book 1, Page 81.

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

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 #715 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 18th day of August, 2025.

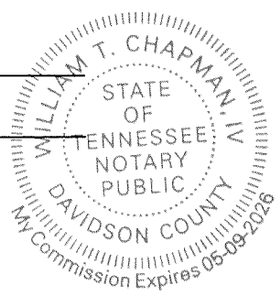
Charles W. Ferguson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles W. Ferguson, 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, at office, this 18th day of August, 2025.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tonya Cherry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 18 day of August, 2025.

Affiant Signature
Date 8-18-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028