WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1324751 DEEDWARR
09/22/2025 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250922-0075586

File #25-TL-0900-703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES:

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

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)
Andrew Cole	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	**092 16 0E 049.00**
900 20th Avenue South, #703	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Detroit, MI 48226**	
(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,

DANIKA PAULO, A SINGLE PERSON,

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

ANDREW COLE, A SINGLE PERSON,

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:

Land in Davidson County, Tennessee, being Unit No. 703, on the Horizontal Property Regime for THE ADELICIA, A CONDOMINIUM, as recorded in the Master Deed of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307 and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Together with Parking Space Number 90 and Storage Space Number 54 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 Danika Paulo, by Warranty Deed from Haerin Shin and Seungho Lee, wife and husband, of record in Instrument No. 20180615-0057924, in the Register's Office of Davidson County, Tennessee, dated June 11, 2018, and recorded on June 15, 2018.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* 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, A 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 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.
* Common Open Space Deed recorded as Instrument No. 20100618-0047559.
* 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 703, 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 September, 2025.

Danika Paulo

STATE OF New York
COUNTY OF Clinton

On this 19th day of September, 2025, before me personally appeared Danika Paulo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

True Copy Certification

I, **Tammy Carney,** 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 19th day of September, 2025.

Affiant Signature
Date 9.22.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027