WARRANTY DEED

Karen Johnson
Batch # 1327359
09/26/2025 02 52 30 PM
Fees $18 00 Taxes $1,720 13

Davidson County
DEEDWARR
3 pgs

20250926-0077021

G-C-25-900-909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Alexandra Lyn von Paris **Ingrid Lyn von Paris and Franz X. von Paris**	SAME AS NEW OWNERS	
(NAME) **900 20th Ave S #909**	(NAME)	**092-16-0E-077.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **RONALD OSTROWSKI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDRA LYN VON PARIS, A SINGLE WOMAN AND INGRID LYN VON PARIS AND FRANZ X. VON PARIS, WIFE AND HUSBAND AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 909, The Adelicia, Condominium, a Horizontal Property Regime established by Master Deed of record in Instrument No 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and as First amended in 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.

Being the same property conveyed to Ronald Ostrowski, a single person by Warranty Deed from Incheung S MacBeth and Husband Jon L MacBeth of record in Instrument No 20130510-0047330 Register's Office for Davidson County, Tennessee, dated May 7, 2013 and recorded on May 10, 2013.

The above referenced property has never been the primary martial residence for the Grantor and his wife.

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080529-0054570, Register's Office of Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the 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 thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia of record in Instrument Number 20060222-0020964, as amended and restated in Instrument No 20071212-0143307, and further amended in Instrument No 20090818-0077786, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 81, Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement of record in Book 9412, Page 677, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Instrument Number 20050802-0090098, in the Register's Office for Davidson County, Tennessee
- Agreement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20050803-0090595, in the Register's Office for Davidson County, Tennessee
- Application to Combine Parcels in favor of CRP Venture I, LLC of record in Instrument Number 20051213-0149361, in the Register's Office for Davidson County, Tennessee

- Conservation Easement in favor of The Land Trust for Tennessee, Inc of record in Instrument Number 20071207-0141926, in the Register's Office for Davidson County, Tennessee.
- Charter of Adelicia Condominium Association, Inc. of record in Instrument Number 20050314-0027989 and Instrument No. 20060221-0020199, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 20th Ave S #909, Nashville, Tennessee 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 22nd DAY OF SEPTEMBER, 2025

Ronald Ostrowski

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD OSTROWSKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd of September, 2025

Notary Public
My Commission Expires. 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Briana Grace, 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 9/22/25 (date of document).

Briana Grace

Affiant Signature

Date 9/24/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON