Prepared by:
Record and Return To:

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch # 1397610 DEEDWARR
03/26/2026 09:42:05 AM 2 pgs
Fees: $13.00 Taxes: $1,705.70
20260326-0023964

Ivey Title, LLC Ref: (DL) Title No.: 64386
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Falguni Patel Jagdip Desai 900 20th Avenue South #1003 Nashville, TN 37212	New Owner New owner

TAX MAP PARCEL NUMBERS: 092160E09400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$461,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David LeBlanc, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Falguni Patel, unmarried and Jagdip Desai, unmarried, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1003 of The Adelicia, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20060222-0020964, 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 more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Together with parking space No. 156.

Being the same property conveyed to David LeBlanc by Warranty Deed from Rocky S. Lai and Mei-Lian Lai, husband and wife, recorded on January 3, 2017, of record in Instrument No. 20170103-0000452, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B": to the Master Deed in the Instrument No. 20060222-0020964, amended in Instrument No. 20071212-0143307, Instrument No. 20090818-0077786, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20060222-0020964, amended in Instrument No. 20071212-0143307, Instrument No. 20090818-0077786, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Boundary Line Agreement of record in Book 9412, page 677, said Register's Office. All Matters shown on Instrument No. 20080529-0054570, said Register's Office.

Easement for Conservation of record in Instrument No. 20071207-0141926, said Register's Office. Charter of Adelicia Condominium Association Inc., of record in Instrument No. 20060221-0020199, said Register's Office.

This is improved property, known as 900 20th Avenue South, # 1003, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of March, 2026.

David LeBlanc

State of Tennessee

County of Davidson

On this 24th day of March, 2026, before me the undersigned authority, personally appeared David LeBlanc, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $461,000.00.

Affiant

Sworn and subscribed before me this 24th day of March, 2026.

Notary

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

My Commission Expires: _____