THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454114** ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 5, 2029	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1421049 DEEDWARR
05/15/2026 09:39:37 AM 2 pgs
Fees: $13.00 Taxes: $4,717.50
20260515-0043809

WARRANTY DEED

Address New Owner: 2012 Scism Family Trust 900 20th Avenue South Apt. 701 Nashville TN 37212	Send Tax Bills To: 2012 Scism Family Trust 9040 Executive Park Drive Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 092 16 0E 050.00

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, **Robert J. Hussey, III. and Julie T. Hussey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **2012 Scism Family Trust, dated December 21, 2012** ("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 701, 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, 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 Nos. 210 & 211, 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 Robert J. Hussey, III. and Julie T. Hussey, husband and wife, by Warranty Deed from Neil de Crescenzo and Brenda Reilly, husband and wife, of record in Instrument No. 20230117-0003630, in the Register's Office of Davidson County, Tennessee, dated January 13, 2023, and recorded on January 17, 2023.

This Conveyance shall be effective on May 14, 2026 and shall be 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.

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 E. M. HAYES AND OTHERS, H. HAYES AND OTHERS, as recorded in Plat Book 1, Page 81.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIFIED 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,

Easement for Conservation, recorded in Instrument No. 20071207-0141926.

Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.

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

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

This is improved property located at 900 20th Avenue South Apt. 701 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 7th day of May, 2026.

Robert J. Hussey, III.

Julie T. Hussey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert J. Hussey, III. and Julie T. Hussey, 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 7th day of May, 2026.

Notary Public
My Commission Expires: _____

