Box 14
26-107-SH

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 260454118** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of May, 2026.<br><br>Notary Public<br>My Commission Expires: 5/8/29 |

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1421617
05/18/2026 09:34:35 AM
Fees: $13.00 Taxes: $2,127.50
20260518-0044142

Davidson County
DEEDWARR
2 pgs

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Sara Scaife and David Scaife<br>2210 Sanderling Lane<br>Vero Beach, FL 32963 | New Owner | Tax Parcel ID No.<br>092 16 0E 135.00 |

**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, **William L. Gray, Jr. and Lynn Gray, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara Scaife and David Scaife, wife and husband**, ("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 1305, 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, amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to William L. Gray, Jr. and Lynn Gray, husband and wife, by Warranty Deed from Douglas Clay Cook, unmarried, of record in Instrument No. 20140728-0066772, in the Register's Office of Davidson County, Tennessee, dated June 24, 2014 and recorded on July 28, 2014.

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.

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 SECOND PLAN OF SMALL LOTS, 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 Plat 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; amended in Instrument No. 20071212-0143307, 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.

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

This is improved property located at 900 20th Avenue South #1305 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 14th day of May, 2026.

William L. Gray, Jr.

Lynn Gray

STATE OF ~~TENNESSEE~~ New Mexico )
COUNTY OF ~~DAVIDSON~~ Santa Fe )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William L. Gray, Jr. and Lynn Gray, 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 14th day of May, 2026.

Notary Public
My Commission Expires: 1/22/2028

PAMELA ANNE LUJAN Y VIGIL
Notary Public
State of New Mexico
Comm. # 2001927
My Comm. Exp. Jan 22, 2028