THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 Vesta Road
Lebanon, TN 37090

Karen Johnson Davidson County
Batch# 211948 DEEDQC
04/01/2019 09:36:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190401-0028998

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **James Carroll and Nicole Andrews-Carroll, husband and wife,** does this day bargain, sell, release, remise, quitclaim and convey unto **Ginger Properties, LLC**, all right title and interest to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee being Unit No. 812 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record as Instrument No. 20080423-0041665, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification as description of such Unit.

Being the same property conveyed to James Carroll and Nicole Andrews-Carroll by Warranty Deed from Terrie E. Heard, married, dated 09/24/18, of record in Instrument No. 20180925-0095131, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Plan of record in Plat Book 21, Page 17, Register's Office for Davidson County, Tennessee
- Plan attached Exhibit "D" to the Master Deed establishing ICON in the Gulch Master Condominium in Instrument Nos 20080423-0041665 and 20080423-0041667, and to the Master Deed establishing ICON in the Gulch Mid-Rise Condominium in Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Master Condominium of record in Instrument Number 20080423-0041665, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Master Condominium Association Inc. of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Mid-Rise Condominium Assn., Inc. of record in Instrument No. 20080417-0038885, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument Number 20080417-0038886, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-002188, Register's Office for Davidson County, Tennessee.
- Subject to The Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, and further amended in Instrument No. 20020715-0084598, Register's Office for Davidson County, Tennessee.
- Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.
- Temporary Construction Easement between BellSouth Telecommunication and Metropolitan Development and Housing Agency of record in Instrument No. 20040105-0001338, Register's Office for Davidson County, Tennessee.

- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476 of record in Metropolitan Clerk's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180309-022572, 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: **600 12th Avenue S. #812, Nashville, TN 37203.**

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this ____ day of March, 2019.

James Carroll

Nicole Andrews-Carroll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared James Carroll and Nicole Andrews-Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20 **day of March, 2019.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/27/2020

DIVYA DESHMUKH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 9/27/2020

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 28 **day of March, 2019.**

My Commission Expires: **NOTARY PUBLIC**

WILL HARRUB STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Map & Parcel No.: 093-13-0C-812.00-CO

Name and address of new owner:
Send tax bills to:
Ginger Properties, LLC
201 Terri Park Way
Franklin, TN 37067