Karen Johnson Davidson County
Batch# 553655 DEEDWARR
01/13/2021 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20210113-0005926

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1644

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jenni Lou Koester and Tara Overton, Trustees of The Jenni Lou Koester Trust, under Trust agreement dated June 30, 1993**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward J. Policastri,** 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:**

Land in Davidson County, Tennessee, being Unit No. 301 as set forth in the Master Deed establishing ICON in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq, of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-00141666 in said Register's Office; said Unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Jenni Lou Koester and Tara Overton, Trustees of The Jenni Lou Koester Trust, under trust agreement dated June 30, 1993 by Quitclaim Deed from Jenni Koester, dated February 22, 2012 of record in Inst. No. 20120301-0018153, Register's Office, Davidson County, Tennessee.

JENNI LOU KOESTER IS ALSO KNOWN AS JENNI LOU ANDERSON. JENNI LOU KOESTER AND JENNI LOU ANDERSON ARE ONE AND THE SAME PERSON.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 600 12th Avenue S. #301, Nashville, TN 37203.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Edward J. Policastri **600 12th Avenue S. #301** **Nashville, TN 37203**	PHH Mortgage Services P.O. Box 371458 Pittsburgh, PA 15250-7458	**93-13-C-007CO**

WITNESS THE EXECUTION HEREOF this 5th day of ~~December~~ January 2021, ~~2020~~.

X Tara Overton, Trustee
Tara Overton, Trustee

State of Indiana)
County of Gibson)

Before me, the undersigned, a Notary Public in and for said county and state aforesaid, personally appeared, the within named Tara Overton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence executed the within instrument, and upon oath acknowledged that they did so as the dully appointed and acting Trustee of the Jenni Lou Koester Trust, under Trust Agreement dated June 30, 1993, as amended and restated, that the facts set forth therein are true and complete to the best of their knowledge, information and belief and that they executed same in their official capacity as Trustee, as their free act and deed, for the purposes therein contained, being duly authorized so to do.

Witness my hand and official seal at Gibson, Indiana, this the 5th day of ~~December 2020~~ January 2021.

Brandi L. Stephens
Notary Public
My Commission expires:
April 17, 2021

BRANDI L. STEPHENS
My Commission Expires
04-17-2021
NOTARY PUBLIC SEAL
Vanderburgh County
Commission Number 0643738
STATE OF INDIANA

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett, III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature

WITNESS THE EXECUTION HEREOF this 5th January 2021 day of ~~December~~, 2020.

X Jenni Lou Anderson Jenni Lou Anderson
Jenni Lou Koester, Trustee

City
~~State~~ of Victoria)
~~County~~ of British Columbia, Canada.
Province

Before me, the undersigned, a Notary Public in and for said county and state aforesaid, personally appeared, the within named Jenni Lou Koester, with whom ~~I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who in my presence executed the within instrument, and upon oath acknowledged that they did so as the dully appointed and acting Trustee of the Jenni Lou Koester Trust, under Trust Agreement dated June 30, 1993, as amended and restated, that the facts set forth therein are true and complete to the best of their knowledge, information and belief and that they executed same in their official capacity as Trustee, as their free act and deed, for the purposes therein contained, being duly authorized so to do.

Witness my hand and official seal at Victoria city, British Columbia, this the 5th day of January 2021.
2020.

Notary Public
My Commission expires:

A NOTARY PUBLIC IN AND FOR
THE PROVINCE OF BRITISH COLUMBIA
PERMANENT COMMISSION

TEGAN NGUYET TANG
NOTARY PUBLIC
#213-895 FORT STREET
VICTORIA, BC V8W 1H7
PHONE: 778-265-8218

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 565,000.00.**

Affiant
Jenni Lou Anderson

Sworn and subscribed before me on this the ~~24th~~ 5th day of ~~November~~ January 21, ~~2020~~.

Notary Public
My Commission Expires: _____

A NOTARY PUBLIC IN AND FOR
THE PROVINCE OF BRITISH COLUMBIA
PERMANENT COMMISSION

TEGAN NGUYET TANG
NOTARY PUBLIC
#213-895 FORT STREET
VICTORIA, BC V8W 1H7
PHONE: 778-265-8218