Karen Johnson Davidson County
Batch# 567031 DEEDWARR
02/03/2021 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,822.25
20210203-0015595

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-23

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,500.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of February, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paige Blumenshine 600 12th Avenue South #415 Nashville, TN 37203	NEW OWNER	093-13-0C-031.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Travis Smith and Debbie Smith, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paige Blumenshine, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 415 of Icon in the Gulch, 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 provision of Tennessee Code Annotated Tile 66 Chapter 27 Section 101 et seq. of record in Instrument No. 20080423-0041665 Register' Office for Davidson County, Tennessee and further by Master Deed establishing Icon in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666 Register's Office for Davidson County, Tennessee said unit being shown as Part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Michael R. Collins, a single man by Warranty Deed from Trever C. Tummins, a married man of record in Instrument No. 20150615-0056329 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 15, 2015.

Being the same property conveyed to William Pojedinec and Emma M. Pojedinec, husband and wife by Warranty Deed from Michael R. Collins, married of record in Instrument No. 20190819-0082501 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 19, 2019.

Being the same property conveyed to Travis Smith and Debbie Smith, husband and wife by General Warranty Deed from William Pojedinec and Emma M. Pojedinec, husband and wife of record in Instrument No. 20200908-0101908 Register's Office for Davidson County, Tennessee, dated September 04, 2002 and recorded on September 08, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 600 12th Avenue South #415, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 28th day of January, 2021.

Travis Smith

Debbie Smith

STATE OF Oregon
COUNTY OF Clackamas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Travis Smith and Debbie Smith** 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 and official seal at Lake Oswego (city), Oregon this 28th day of January, 2021.

OFFICIAL STAMP
Valeria Alejandra Vail
NOTARY PUBLIC - OREGON
COMMISSION NO. 1002925
MY COMMISSION EXPIRES August 17, 2024

Notary Public
My Commission Expires: Aug 17th, 2024

(Notary Seal)

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021