WARRANTY DEED

Karen Johnson Davidson County
Batch# 584910 **DEEDWARR**
03/04/2021 02:48:39 PM 2 pgs
Fees: $13.00 Taxes: $1,536 24

20210304-0028600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen Long	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	
600 12th Ave South Unit 203	**PO Box 961292**	**093-13-0C-003.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Fort Worth, TX 76161-0292**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROXANNA RAE WOOD, TRUSTEE OF THE ROXANNA RAE WOOD REVOCABLE TRUST DATED JULY 19, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN LONG, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit No. 203 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as establishec 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 Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Roxanna Rae Wood, married by Warranty deed from Blair Gran, married of record in Instrument No. 20171215-0128214 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 15, 2017.

Being the same property conveyed to Roxanna Rae Wood, Trustee under The Roxanna Rae Wood Revocable Trust dated July 19, 2018 by Quitclaim deed from Roxanna Rae Wood, unmarried of record in Instrument No. 20180816-0081037 Register's Office for Davidson County, Tennessee, dated August 06, 2018 and recorded on August 16, 2018.

Being also known as 600 12th Ave South Unit 203 203 Nashville, Tennessee 37203.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 21, Page 117, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing ICON in the Gulch Master Condominium in Instrument No. 20080423-0041665 and Instrument No. 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 No. 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, Instrument Number 20080423-0041667, Instrument No. 20191205-0125663, Instrument No. 20191205-0125597 and Instrument No. 20200403-0035998 Register's Office for Davidson County, Tennessee, including but not limited to the By-Laws attached thereto as Exhibit "B" and the Rules and Regulations attached thereto as Exhibit "G".
- Charter for Icon in the Gulch Master Condominium Association Inc., of record in Instrument Number

20080417-0038884, Register's Office for Davidson County, Tennessee.
• Charter for Icon in the Gulch Tower Condominium Association, Inc of record in Instrument Number 20080417-0038885, in the Register's Office for Davidson County, Tennessee.
• Charter for Icon in the Gulch Tower Condominium Association, Inc., of record in Instrument Number 20080417-0038886, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 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 Number 20060224-0021800, 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 Number 20020715-0084598, Register's Office for Davidson County, Tennessee.
• Easements retained in Council Bill 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.
• Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL-2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
• Temporary construction easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument Number 20040105-0001338, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20180309-0022572, in the Register's Office for Davidson County, Tennessee.
• Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.
• Easements retained in Council Bills Nos. 658, and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005
• Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument Number 20040105-0001338, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20180309-0022572, 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 Ave South Unit 203, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 25th DAY OF FEBRUARY, 2021.

The Roxanna Rae Wood Revocable Trust dated July 19, 2018

BY: Roxanna Rae Wood
Roxanna Rae Wood
Trustee
2-19-2021

STATE OF NC
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROXANNA RAE WOOD, TRUSTEE of THE ROXANNA RAE WOOD REVOCABLE TRUST DATED JULY 19, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of February, 2021.

Notary Public
My Commission Expires: 7-15-22
(SEAL)

Rhumel Anderson
Notary Public
Durham County, NC
My commission expires 7-15-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212