# WARRANTY DEED

Karen Johnson Davidson County
Batch# 627077 **DEEDWARR**
04/30/2021 03:17:39 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20210430-0058471

W-SB-SNR-21-600-1601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

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

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Gary Ervin and Lisa Ervin** | **NEW OWNER** | 093 13 00 304.00-CO |
| (NAME) | (NAME) | |
| **450 Pryor Blvd** | | 093 13 00 304.00CO |
| (ADDRESS) | (ADDRESS) | |
| **Sturgis, KY 42459** | | |
| (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, **THE H. HARRIS PEPPER, JR. REVOCABLE TRUST, DATED OCTOBER 2, 2013 AND THE STEPHANIE E. PEPPER REVOCABLE TRUST, DATED OCTOBER 2, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA ERVIN, MARRIED,** 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:

Land in Davidson County, Tennessee, described as follows:Unit No. 1601 of ICON in the Gulch Tower Condominium (the "Unit" ) and as established by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423 0041667, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower Unit in the ICON in the Gulch Master Condominium, as established by the 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 Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record as Exhibit D of such Master Deed Establishing ICON in the Gulch Tower Condominiums, for a more complete identification and description of said unit.

Being the same property conveyed to H. Harris Pepper Jr. Trustee of the H. Harris Pepper, Jr. Revocable Trust and Stephanie E. Pepper , Trustee of the Stephanie E. Pepper Revocable Trust by Quitclaim Deed from Callaway Properties, LLC, a Kentucky limited liability company of record in Instrument No. 20190109-0002393 Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 09, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- 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.
- Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Tower Condominium of record in Instrument Number 20080423-0041667, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Master Condominium Association, Inc. of record in Instrument Number 20080417-0038884, in the 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 Number 20060224-0021730, in the 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, in the 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 by Instrument Number 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
- 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.
- 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.
- Grant Easement of record in Instrument Number 201803090022572, 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 S Apt 1601, 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 27th DAY OF APRIL, 2021.

The H. Harris Pepper, Jr. Revocable Trust, dated October 2, 2013

BY: _____
H. Harris Pepper, Jr.
Trustee

The Stephanie E. Pepper Revocable Trust, dated October 2, 2013

BY: Stephanie E. Pepper
Stephanie E. Pepper
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. HARRIS PEPPER, JR., TRUSTEE of THE H. HARRIS PEPPER, JR. REVOCABLE TRUST, DATED OCTOBER 2, 2013, 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 27th of April, 2021.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE E. PEPPER, TRUSTEE of THE STEPHANIE E. PEPPER REVOCABLE TRUST, DATED OCTOBER 2, 2013, 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 27th of April, 2021.

Megan Paulus
Notary Public
My Commission Expires: 2/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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