Karen Johnson Davidson County
Batch# 627519 DEEDWARR
05/03/2021 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20210503-0059082

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 30th day of April, 2021.

Notary Public
My Commission Expires: 3/15/25

2021-238

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Paturas and Kerry Wichert	New Owner	
600 12th Ave South, #705		093-13-0C-135.00-CO
Nashville, TN, 37203		

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, we

Olgajj, LLC,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael Paturas, an unmarried man and Kerry Wichert, an unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Unit No. 705 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, 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 and description of said Unit

Being the same property conveyed to Eric Decker, married by Warranty deed from Ashley Rae Copley and Kevin Matthew Copley, wife and husband of record in Instrument No. 20130909-0095149 Register's Office for Davidson County, Tennessee, dated August 08, 2013 and recorded on September 09, 2013.

Being the same property conveyed to Olgajj, LLC by Quit claim deed from Eric Decker of record in Instrument No. 20140812-0072600 Register's Office for Davidson County, Tennessee, dated July 15, 2014 and recorded on August 12, 2014.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **600 12th Ave South, #705, 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 do 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.

Witness our hands this 30th day of April, 2021.

Olgajj, LLC

By: Eric Decker, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Eric Decker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Olgajj, LLC, a Tennessee limited liability company, and that he is authorized by Olgajj, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2021.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – Kimbra Spann
My Commission Expires: 02/20/2023

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