Karen Johnson Davidson County
Batch# 634066 DEEDWARR
05/12/2021 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20210512-0063874

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-3304

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of May, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Casey Hux 600 12th Ave S., #721 Nashville, TN 37203	CapStar Bank 2002 Richard Jones Blvd, 300A Nashville, TN 37215	093-13-0C-151.00-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,

Rene O. Rodriguez and Nancy G. Rodriguez, husband and wife

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

Casey Hux, a single man

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. 721 as shown on the plan of Icon in the Gulch Mid-Rise Condominium. a Horizontal Property Regime. filed as Exhibit D to and established by the Master Deed of record in Instrument 20080423-0041666, Register's Office for Davidson County, Tennessee. together with an undivided percentage Interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which Is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Further subject to the Master Deed establishing Icon In the Gulch Master Condominium of record in Instrument 20080423-0041665, said Register's Office.

Being the same property conveyed to Rene O. Rodriguez and Nancy G. Rodriguez, husband and wife by Warranty deed from Christine Nicole Marshall and husband, Stephen Brown of record in Instrument No. 20130927-0101687 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 27, 2013.

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 Ave S, 721, 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 7th day of May, 2021.

Rene O. Rodriguez

Rene O. Rodriguez

Nancy G. Rodriguez

Nancy G. Rodriguez

STATE OF GEORGIA

COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rene O. Roriguez and Nancy G. Rodriquez,** the bargainor 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 this 7th day of May, 2021.

T H WHITEHEAD
Notary Public, Georgia
Gwinnett County
My Commission Expires
February 06, 2024

Notary Public
My Commission Expires: 02/06/2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

