THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535113

Karen Johnson Davidson County
Batch# 651276 **DEEDWARR**
06/08/2021 09:49:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210608-0076523

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2021.

Notary Public
My Commission Expires: _____

TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pendleton Square Trust Company, LLC, Trustee 35 Music Square East, Suite 320 Nashville TN 37203	New Owner	Tax Parcel ID No. 093 13 0C 341.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pendleton Square Trust Company, LLC, Successor Trustee of the Sharon H. Wyatt Revocable Living Trust Agreement dated January 30, 2009, and as amended by First Amendment and Restatement to the Revocable Living Trust Agreement of Sharon H. Wyatt dated 08/31/2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to, **Pendleton Square Trust Company, LLC, Trustee of the Sharon H Wyatt TR fbo Jillian L Wyatt** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 1804 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 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 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 Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Sharon H. Wyatt, Trustee, Sharon H. Wyatt Revocable Living Trust Agreement dated January 30, 2009, as amended, by Quitclaim Deed from Sharon Wyatt, of record in Instrument No. 20160913-0095914, in the Register's Office of Davidson County, Tennessee, dated August 31, 2016 and recorded on September 13, 2016.

The said Sharon H. Wyatt now deceased on January 18, 2021, in Davidson County, Tennessee, leaving Cumberland Trust and Investment Company as Successor Trustee of the Sharon H. Wyatt Revocable Living Trust Agreement dated January 30, 2009, as amended by First Amendment and Restatement to the Revocable Living Trust Agreement of Sharon H. Wyatt dated 08/31/2016. Cumberland Trust and Investment Company as Successor Trustee resigned as Trustee (See Exhibit "A") and Pendleton Square Trust Company, LLC, was appointed as Successor Trustee of the Sharon H. Wyatt Revocable Living Trust Agreement dated January 30, 2009, as amended by First Amendment and Restatement to the Revocable Living Trust Agreement of Sharon H. Wyatt dated 08/31/2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be

amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lunatic Asylum Plan, as recorded in Plat Book 21, Page(s) 117.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON in the Gulch Master Condominium of record in Instrument No. 20080423-0041665, assignment of Storage Unit recorded in Instrument No. 20121009-0092463 and assignment of Parking Spaces recorded in Instrument No. 20121009-0092464, as amended by instrument(s) of record in ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, as amended by instrument(s) of record in ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON in the Gulch Tower Condominium of record in Instrument No. 20080423-0041667, as amended by instrument(s) of record in ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060224-0021800.

Easement for Broadband Communications Services, recorded in Instrument No. 20180309-0022572.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730.

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 No. 20020715-0084598, in said Register's Office.

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.

Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the Northwest corner of said property.

Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 and as subsequently amended, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 600 12th Avenue South #1804 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June 2021.

Pendleton Square Trust Company, LLC,
Successor Trustee of the Sharon H Wyatt
Irrevocable Living Trust, as Amended, u/a dtd 08/31/2016

BY: Elizabeth B. Hickman
Elizabeth B. Hickman, Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Hickman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Pendleton Square Trust Company, LLC as Trustee for the purposes therein contained and who further acknowledged that she is Trust Officer for Pendleton Square Trust Company, LLC, Successor Trustee of the Sharon H Wyatt Irrevocable Living Trust, as Amended, u/a dtd 08/31/2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 3rd day of June, 2021.

Nathan L Powers
Notary Public

My Commission Expires:

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024