Prepared by and Returnable
To (After Recordation):
Ashworth Law Firm, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 671952 DEEDQC
07/07/2021 11:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210707-0091254

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map & Parcel:
Brad Oakes and Tracy Oakes 600 12th Ave. South, Unit 306 Nashville TN 37203	New Owner	093-13-0C-012.00 CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, We, **Brad Oakes and wife, Tracy Oakes** (Grantors") do hereby quitclaim and convey unto **Kyndon Oakes, as to a 50% undivided interest (the "Individual Interest"), Brad Oakes and wife, Tracy Oakes, as to a 50% undivided interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as tenants in common with the right of survivorship** ("Grantees"), their heirs and assigns, all of Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 306 of Icon in the Gulch Mid-Rise Condominium, 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, 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 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 such Unit.

Being the same property conveyed to KYNDON OAKES, AS TO A 50% UNDIVIDED INTEREST (THE "INDIVIDUAL INTEREST"), BRAD OAKES AND WIFE, TRACY OAKES, AS TO A 50% UNDIVIDED INTEREST (THE "ENTIRETY INTEREST"), THE SAID INDIVIDUAL INTEREST AND THE ENTIRETY INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by deed from MEGAN MARIE MCCREA AND RICHARD MCCREA, WIFE AND

HUSBAND, of record in Instrument No. 20170419-0038164, dated April 14, 2017, and Scrivener's Affidavit in Instrument No. 20170620-0061880, dated June 15, 2017, said Register's Office.

Further being the same property conveyed to BRAD OAKES AND WIFE, TRACY OAKES, by quitclaim deed from KYNDON OAKES, AN UNMARRIED MAN, AS TO A 50% UNDIVIDED INTEREST of record in Instrument No. 20201030-0126604, dated October 28, 2020, said Register's Office.

This is improved property known as **600 12th Ave. South, Unit 306, Nashville TN 37203**. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents/been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 18 day of June, 2021.

Brad Oakes

Tracy A Oakes

Tracy Oakes

STATE OF Kansas
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Brad Oakes and Tracy Oakes**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of June, 2021.

Christi Kuehn-Culver
Notary Public

CHRISTI KUEHN-CULVER
Notary Public - State of Kansas
My Appt. Expires 2-8-2025

My commission expires: 2-8-2025

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $ -0- .

AFFIANT

Subscribed and sworn to before me, this 2nd day of ~~June~~ July a, 2021.

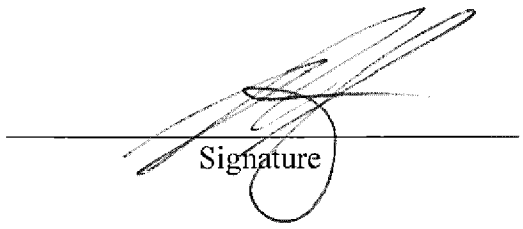
Notary Public

My Commission Expires: 2/24/23

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

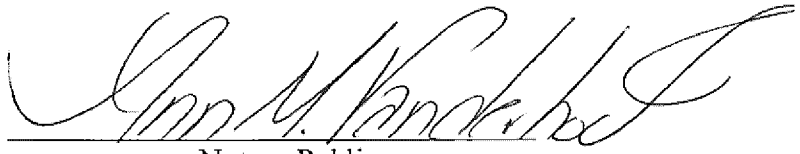
I, Robert C. Ashworth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Robert C. Ashworth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 12-15-2021

