Karen Johnson Davidson County
Batch# 680320 DEEDWARR
07/21/2021 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20210721-0097603

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16 DAY OF July, 2021.

NOTARY PUBLIC
My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21060028

Address of New Owner
Gregg W. Sayers and
Erica M. Sayers
600 12th Avenue South, Unit 622
Nashville, TN 37203

Send Tax Bills To:
Same

Tax Information:
093-13-0C-112.00 CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **John M. Schulz and Ann Marie Schulz, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gregg W. Sayers and Erica M. Sayers, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 622 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, 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 John M. Schulz and Ann Marie Schulz, husband and wife, by Warranty Deed from Justin James Epley and wife, Katherine Elizabeth Brown Epley, dated 08/23/2013 and recorded on 08/28/2013 in Instrument No. 20130828-0090839, Register's Office for Davidson County, Tennessee.

This is property generally located:
600 12th Avenue South, Unit 622, Nashville, TN 37203

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Master Deed of record in Instrument No. 20080423-0041665, and Instrument No. 20080423-0041666, said Register's Office.
3. Charter of record in Instrument No. 20080417-0038884, and Instrument No. 20080417-0038885, said Register's Office.
4. Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, said Register's Office.
5. Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800, said Register's Office.
6. 1Subject to The Arts Center Redevelopment Plan of record in Book 10965, Page 404, amended in Book 11625, Page 252, further amended in Instrument No. 20020715-0084598, said Register's Office.
7. 1Survey by Littlejohn Engineering Associates dated October 28, 2006, shows a roadway encroachment at the northwest corner of said property.
8. Easements retained in Council Bill Nos. 658 and 43-77.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **John M. Schulz and Ann Marie Schulz** has/have caused this instrument to be executed, this the 15 day of July, 2021.

John M. Schulz

Ann Marie Schulz

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John M. Schulz and Ann Marie Schulz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 15 day of July, 2021.

My commission Expires: 8.27.22

DANA L. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

Certificate of Authenticity

I, A. Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 16, 2021.

Date

A. Scott Hubbard

Affiant Signature

7/16/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of July, 2021.

Emily Betts

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024