WARRANTY DEED

Karen Johnson Davidson County
Batch# 692595 **DEEDWARR**
08/06/2021 02:55:36 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50

20210806-0106471

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp. 7-9-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, 121 First Ave S #200 Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Hajizadeh	New Owner	201605190050200
(NAME)	(NAME)	
600 12th Avenue South, Unit 512		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Caitlyn Marsh, a single woman, and David Marsh, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Maria Toghraei Hajizadeh, a married woman and Daniel Hajizadeh, an unmarried man, as tenants in common with right of survivorship,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 512 as set forth in the Master Deed Establishing Icon in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, at seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds. Also included in this Conveyance is parking space #502.
Being the same property conveyed to Caitlyn Marsh, a single woman, and David Marsh, a married man by Warranty Deed from Matthew Myles, a single man, dated 05/11/2016 and recorded 05/19/2016, of record in Instrument 201605190050198, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 21, Page 117, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4220, Page 723, and Book 6236, Page 263, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200607310092178, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200807250076339, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200804230041665, Instrument 200804230041666, and Instrument 200804230041667, Register's Office for Davidson County, Tennessee. Temporary Construction Easement of recorded in Instrument 200401050001338,

Register's Office for Davidson County, Tennessee. Easement of recorded in Instrument 200504010035633, Register's Office for Davidson County, Tennessee. Agreement for Dedication Easement of recorded in Instrument 200602240021800, Register's Office for Davidson County, Tennessee. Stromwater Dedication Agreement of record in Instrument 200602240021730, Register's Office for Davidson County, Tennessee. Art Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, further amended in Instrument 200207150084598, Register's Office for Davidson County, Tennessee. Assignment of Storage Unit of record in Instrument 201210090092463, and Instrument 201210090092464, Register's Office for Davidson County, Tennessee. Charter of Icon in the Gulch Master Condominium Association, Inc of record in Instrument 200804170038884, Instrument 200804170038885 and Instrument 200804170038886, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 600 12th Avenue South, Unit 512, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3 day of August, 2021.

Caitlyn Marsh, by K. Thomas Sidwell, as attorney in fact

David Marsh, by K. Thomas Sidwell, as attorney in fact

State of Tennessee
County of Williamson

On this 3rd day of August, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared K. Thomas Sidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of David Marsh, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

*20210806-0106469

Witness my hand and Official seal this 3rd day of August, 2021.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

File No.: 1310917
Warranty Deed TN

State of Tennessee
County of Williamson

On this 3rd day of August, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared K. Thomas Sidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Caitlyn Marsh, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

* 20210806-0106470

Witness my hand and Official seal this 3rd day of August, 2021.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 4RM-21-600-512