Karen Johnson Davidson County
Batch# 709634 DEEDWARR
09/03/2021 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210903-0118654

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

File No. AT-21-1114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Troutman	New Owner	
(NAME)	(NAME)	093-13-0C-132.00
600 12th Avenue South, #702		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-6641		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Libby Stovall Schroder and Court McRae Schroder, Trustees of Libby Stovall Schroder and Court McRae Schroder, as Trustees for The Libby Stovall Schroder Living Trust, Dated December 7, 2015**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly Troutman, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 702 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 provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et 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.

Being the same property conveyed to Court Schroder, a married man by Warranty deed from Williams S. Jenner, unmarried of record in Instrument No. 20120711-0060605 Register's Office for Davidson County, Tennessee, dated July 3, 2012 and recorded on July 11, 2012.

Being the same property conveyed to Court Schroder and wife, Libby Schroder by Quitclaim deed from Schroder, a married man of record in Instrument No. 20120711-0060607 Register's Office for Davidson County, Tennessee, dated July 3, 2012 and recorded on July 11, 2012.

Being the same property conveyed to Libby Stovall Schroder, as Trustee for The Libby Stovall Schroder Living Trust, Dated December 7, 2015 by Quitclaim deed from Court Schroder and wife, Libby Schroder of record in Instrument No. 20160421-0038736 Register's Office for Davidson County, Tennessee, dated December 7, 2015 and recorded on April 21, 2016.

Being also known as 600 12th Avenue South, #702 Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 18th day of August, 2021.

Libby Stovall Schroder, as Trustee for The Libby Stovall Schroder Living Trust, Dated December 7, 2015

By: _____
Libby Stovall Schroder, Trustee

Court McRae Schroder, as Trustee for The Libby Stovall Schroder Living Trust, Dated December 7, 2015

By: _____
Court McRae Schroder, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2021, before me personally appeared Libby Stovall Schroder and Court McRae Schroder, Trustees of Libby Stovall Schroder and Court McRae Schroder, as Trustees for The Libby Stovall Schroder Living Trust, Dated December 7, 2015, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Signature
My commission expires:
1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/18/2021.

Affiant Signature

8/31/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON