This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-14068-TC

Karen Johnson Davidson County
Batch# 728000 DEEDWARR
09/30/2021 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,030.30
20210930-0131677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $819,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2021.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dolce Vita Properties, LLC 3419 Via Lido, #476 Newport Beach, CA 92663	New Owner	093-13-0C-123.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Geoffrey J. Proud, Trustee of The Geoffrey J. Proud Revocable Living Trust, dated May 19, 2003, and Melody C. Proud, Trustee of The Melody C. Proud Revocable Living Trust, dated May 19, 2003**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dolce Vita Properties, LLC, a Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 634 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 Geoffrey J. Proud, Trustee of The Geoffrey J. Proud Revocable Living Trust, dated May 19, 2003, and Melody C. Proud, Trustee of The Melody C. Proud Revocable Living Trust, dated May 19, 2003, by deed from Marvel Family Partnership, of record in Instrument No. 20130828-0090839, Register's Office for Davidson County, Tennessee, dated August 23, 2013, and recorded on August 28, 2013.

This is improved property located at: **600 12th Avenue South, Unit 634, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2021 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this _____ day of September, 2021.

GRANTOR:

The Geoffrey J. Proud Revocable Living Trust, dated May 19, 2003

By: _____
Geoffrey J. Proud, Trustee

The Melody C. Proud Revocable Living Trust, dated May 19, 2003

By: Melody C. Proud
Melody C. Proud, Trustee

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Geoffrey J. Proud, Trustee of The Geoffrey J. Proud Revocable Living Trust, dated May 19, 2003, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of The Geoffrey J. Proud Revocable Living Trust, and that as such Trustee, he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of September, 2021.

_____
Notary Public
My Commission expires: _____

DAVID R. VETTER
MY COMMISSION EXPIRES
APRIL 12, 2022
#GG 184463
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melody C. Proud, Trustee of The Melody C. Proud Revocable Living Trust, dated May 19, 2003, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of The Melody C. Proud Revocable Living Trust, and that as such Trustee, she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of September, 2021.

_____
Notary Public
My Commission expires: _____

DAVID R. VETTER
MY COMMISSION EXPIRES
APRIL 12, 2022
#GG 184463
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

202109300131677

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 9/29/21.

Tori Cole

Affiant Signature

Date: 9/29/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9/29/21.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

