Grantors:
Derrick Foss
Stacy Foss

Grantees:
Derrick W. Foss and Stacy L. Foss, Trustees
of the Derrick W. Foss and Stacy L. Foss Revocable
Living Trust U/D/T May 4, 2021

After recording return to and prepared by:
Robert E. Kabacy
Kell, Alterman & Runstein, L.L.P.
520 SW Yamhill St., Suite 600
Portland, Oregon 97204

Until a change is requested, all tax
statements shall be sent to:
Derrick W. Foss and Stacy L. Foss, Trustees
11466 NW Bartha Lane
Portland, OR 97229

Karen Johnson Davidson County
Batch# 737082 DEEDWARR
10/15/2021 08:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211015-0138575

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Derrick Foss and Stacy Foss, husband and wife, hereinafter called grantors do hereby convey and warrant unto Derrick W. Foss and Stacy L. Foss, Trustees or their successor Trustee(s), of the Derrick W. Foss and Stacy L. Foss Revocable Living Trust U/D/T May 4, 2021, and any amendments thereto, hereinafter called grantees, all right, title, and interest in that certain real property with the address of 600 12th Avenue South #635, Nashville, Davidson County, Tennessee 37203, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

(Map and Parcel/Account: #093130C12400CO)

SUBJECT TO: all encumbrances of record as of the date of recording.

The consideration for this transfer is $0; transfer to grantor's revocable living trust.

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), their heirs and assigns forever; and we do covenant with the said GRANTEES(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), 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, the grantors have executed this instrument on May 4, 2021

Derrick Foss

Stacy Foss

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me on May 4, 2021 by Derrick Foss and Stacy Foss.

OFFICIAL STAMP
ROBERT E KABACY
NOTARY PUBLIC-OREGON
COMMISSION NO. 971874
MY COMMISSION EXPIRES FEBRUARY 28, 2022

Notary Public, State of Oregon
My commission expires 2/28/2022

Exhibit A

A certain condominium located in Davidson County, Tennessee, being Unit No. 635 of ICON in the Gulch Mid-Rise, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666, in the 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 on the Gulch Master Condominium, of record as instrument Number 20080423-0041665, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to John Rodak and wife, Bridget Stover-Rodak by Warranty deed from Icon in the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20101117-0092103 Register's Office for Davidson County, Tennessee, dated November 16, 2010 and recorded on November 17, 2010. Said deed contained an error in the name of the Grantee. Correct name of the grantee is John Rokak and wife, Bridget Stover. The said Bridget Stover-Rodak and Bridget Stover are one and the same person.

Source of Title: 20181227-0125483

This conveyance is subject to:
• Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
• Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Mid-Rise Condominium of record in Instrument Number 200804230041666, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Book 21, page 117, Register' s Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing Icon in the Gulch Master Condominium in Instrument 200804230041665 and 200804230041667 and to the Master Deed establishing Icon in the Gulch Mid-Rise Condominium in Instrument 200804230041666, Register's Office for Davidson County, Tennessee.
• Charter of the Icon in the Gulch Master Condominium Association, Inc. in Instrument 200804170038884, Register's Office for Davidson County, Tennessee.
• Charter of the Icon in the Gulch Mid-Rise Condominium Assn. , Inc. in Instrument 200804170038885, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement in Instrument 200602240021730, Register's Office for Davidson County, Tennessee.

• Easement for sanitary sewers and/or storm drainage, water mains and pumps in Instrument 200602240021800, Register's Office for Davidson County, Tennessee.
• Subject to The Arts Center Redevelopment Plan in Book 10965, page 404 as amended in Book 11625, page 252, and further amended in Instrument 200207150084598, Register's Office for Davidson County, Tennessee.
• Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.
• Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency in Instrument 200401050001338, Register's Office for Davidson County, Tennessee.
• Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
• Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Master Condominium record in Instrument Number 20080423-0041665, Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20180309-0022572, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

Certificate of Authenticity

I, Linda A. Louie, 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 5-4-2021.

Date

Linda A. Louie

Affiant Signature

9-15-2021

Date

OFFICIAL STAMP
KALLISTRA ANNE WIGGINS
NOTARY PUBLIC-OREGON
COMMISSION NO. 987497
MY COMMISSION EXPIRES MAY 14, 2023

State of Oregon

County of Multnomah

Sworn to and subscribed before me this 15 day of September, 20 21.

Notary's Signature

My Commission Expires: 5/14/23

Date

Notary's Seal (if on paper)