WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3257296

Return to:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive, #604
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $660,000.00.

Affiant

Subscribed and sworn to me, this the 1 day of Nov., 2021.

Notary Public

My commission expires: 3/26/2025

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Property Address:	**Parcel ID:**
600 12th Avenue South Unit 720 Nashville, TN 37203	093-13-0C-150.00
Property owner:	**Mail tax bills to:**
William Gluckin	William Gluckin 91 Alabama Street Long Beach, NY 11561

THIS INDENTURE is made effective the 1st day of November, 2021, by **Victoria Ashley Lin, a single woman,** First Parties, for the purpose of conveying the premises described herein to William Gluckin, an unmarried man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

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. 720 of ICON in the Gulch Mid-Rise Condominium (the "Unit") as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record at 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 at 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.

Karen Johnson Davidson County
Batch# 751396 DEEDWARR
11/08/2021 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $2,442.00
20211108-0149113

Being the same property conveyed to Victoria Ashley Lin, a single woman, by Warranty Deed dated May 15, 2018 from Robert W. Groeger and Victoria Groeger, husband and wife, recorded May 18, 2018 at Instrument No. 20180518-0047773, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Master Deeds recorded at Instrument Nos 20080423-0041666 and 20080423-0041665, the premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deeds establishing a Horizontal Property Regime of ICON in the Gulch Mid-Rise Condominium of record at Instrument Nos. 20080423-0041666 and 20080423-0041665; Subject to Charter of the ICON in the Gulch Master Condominium Association, Inc., at Instrument No. 20080417-0038884 and Charter of the ICON in the Gulch Mid-Rise Condominium Association, Inc. in Instrument Number 20080417-0038885; Subject to Assignment of Parking Spaces and Storage Spaces at Instrument No. 20140305-0018672; Subject to Storm Water Detention Agreement at Instrument No. 20060224-0021730; Subject to Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps of record at Instrument No. 20060224-0021800; Subject to The Arts Center Redevelopment Plan in Book 10965, Page 404, as amended in Book 11625, Page 252, and further amended by Instrument Number 20020715-0084598; Subject to Survey by Littlejohn Engineering Associates dated October 28, 2005, that shows a roadway encroachment at the northwest corner of said property; Subject to Easement to Comcast of Nashville, LLC at Instrument No. 20180309-0022572 and Subject to Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005; and 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 of Davidson County, Tennessee, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 21, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

INWITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Victoria Ashley Lin

Victoria Ashley Lin

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Victoria Ashley Lin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 6TH day of August, 2021.

Leta C. Pearce

NOTARY PUBLIC

My Commission Expires: 5/25/25

LETA C. PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, 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 is a true and exact copy of the original document executed and authenticated according to law on November 1, 2021.

Signature – Larry N. Westbrook

Date: November 3, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of November, 2021.

Notary Public

My Commission Expires: 8/27/23

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY