WARRANTY DEED 2021-391 Karen Johnson Davidson County Batch# 776615 **DEEDWARR** 12/20/2021 09:41:01 AM 2 pgs Fees: $13.00 Taxes: $2,747.25 20211220-0167644	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $742,500.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of December, 2021. Notary Public (Affix Seal) My Commission Expires: 11/6/2023 Ryan Beane STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Arthur Benton Joyce, Jr. 600 12th Avenue S Unit 836 Nashville, TN 37203	NEW OWNER	093.13-0C-204.00 CO

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 consideration, the receipt of which is hereby acknowledged, I/we, **April Nichols, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Arthur Benton Joyce, Jr., a single man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 836 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, fora more complete identification and description of such Unit.

Also included in this conveyance is Parking Spot 848 and 864 and Storage Unit S-645

Being the same property conveyed to April Nichols, an unmarried woman by Warranty Deed from David M. Elliott, an unmarried man dated September 11, 2018 and recorded September 17, 2018 in Instrument No. 201809170091805, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 600 12th Avenue S, Unit 836, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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(s) this 13th day of December, 2021.

April Nichols

State of Tennessee
County of Davidson

Personally appeared before me, Ryan Beane a Notary Public in and for said County and State, the within named April Nichols, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of December, 2021.

Notary Public
My Commission Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson