Karen Johnson Davidson County
Batch# 796507 DEEDWARR
01/28/2022 08:55:30 AM 5 pgs
Fees: $28.00 Taxes: $1,535.50
20220128-0010233

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Affiant

Subscribed and sworn to before me this 18th day of January, 2022.

Notary Public
My commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brittany Nicole Montgomery 600 12th Ave S #1212 Nashville TN 37203	Primary Residential 3840 Preston Ridge Rd Alpharetta GA 30005	093-13-0C-264-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Carla McCombs and Paul McCombs, wife and husband,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brittany Nicole Montgomery, unmarried,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain condominium apartment situated within the bounds of Davidson County, Tennessee, being Unit No. 1212, together with the appurtenant common elements of ICON in the Gulch Tower Condominium as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated; and as established by the Master Deed establishing ICON in the Gulch Tower Condominium of record in Instrument No. 20080423-0041667, as amended, in the Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower 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; and being subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and an undivided percentage interest in the common areas/elements appurtenant to said unit; 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. Reference is hereby made to the site-plan of ICON in the Gulch Tower Condominium of record as Exhibit to the Master Deed establishing ICON in the Gulch Tower Condominium, of record in Instrument No. 20080423-0041667, as amended, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Carla McCombs and Paul McCombs, wife and husband by Warranty Deed from Samuel I. Cates, a single man, dated November 18, 2019, recorded November 19, 2019, in Instrument No. 20191119-0119400, Register's Office for Davidson County, Tennessee.

**NOTE: With this conveyance, legal description is being corrected due to Scrivener's Error in previous deed.

This conveyance is made subject to the following:

1. Easement for Broadband Communications to Comcast of Nashville, LLC #20180309-0022572 Register's Office for Davidson County, Tennessee.

2. Sanitary Sewers Easement and/or Storm Drainage; water mains and pumps to Metropolitan Government #20060224-0021800 Register's Office for Davidson County, Tennessee.

3. Easement for Roadway CSX Transportation of record in Instrument #20050401-0035633 Register's Office for Davidson County, Tennessee.

4. Ordinance for the Arts Center Redevelopment Plan of record in Book 10965 Page 404, Book 11825 Page 252 and Instrument #20020715-0084598 Register's Office for Davidson County, Tennessee.

5. Public Utility and Drainage Easements of record in Instrument #20080423-0041665 and #20080423-0041666 Register's Office for Davidson County, Tennessee.

6. Subject to assignment of storage unit of record in Instrument #20121009-0092463 Register's Office for Davidson County, Tennessee.

7. Subject to assignment of parking spaces of record in Instrument #20121009-0092464 Register's Office for Davidson County, Tennessee.

8. Subject to Storm Water Detention agreement of record in Instrument #20060224-0021730 Register's Office for Davidson County, Tennessee.

9. Restrictive covenants for Icon in the Gulch Mid-Rise Condominiums of record in Instrument #20080423-0041665, 20080423-0041666, and 20080423-0041667 Register's Office for Davidson County, Tennessee.

10. Charter for Icon in the Gulch Mid-Rise Condominiums of record in Instrument #20080417-0038885, #20080417-0038884, and #20080417-0038886 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 600 12th Avenue South, #1212, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of January, 2022.

Carla McCombs

Paul McCombs by Carla McCombs his Atty-in-Fact

Paul McCombs, by Carla McCombs, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of January, 2022, before me personally appeared Carla Mccombs, 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 January, 2022.

Sheri Engel

Notary Signature
My commission expires: 12-16-2023

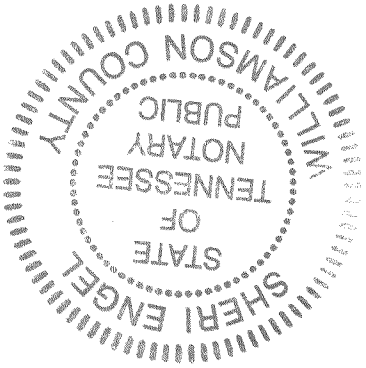
SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of January, 2022, before me personally appeared Carla McCombs to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul McCombs acknowledged that such person executed the same as the free act and deed of Paul McCombs.

Sheri Engel
Notary Public

My Commission expires 12-18-2023



202201280010233

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1-18-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-18-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th **day of** January **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM