Karen Johnson Davidson County
Batch# 831029 DEEDWARR
03/30/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220330-0036826

35705-5

WARRANTY DEED

HANNAH LEWIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
3/15/2025
COUNTY OF WILLIAMSON

State of Tennessee Williamson
County of ~~Davidson~~

The actual consideration or value, whichever is greater, for this transfer is **$480,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2022.

Notary Public

My commission expires: 3/15/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan Hodge	**"New Owner(s)"**	**093-13-0-C-382-00co**
600 12th Ave S #2012		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cassadee Pope, Trustee of The Jitterbug Trust u/a/d June 26, 2017

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Hodge

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:

LAND in Davidson County, Tennessee, being Unit No. 2012, as set forth in the Master Deed establishing ICON in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665, said Register's Office and further by the Master Deed establishing ICON in the Gulch Tower Condominium, of record as Instrument No. 20080423-0041667, and as amended in Instrument No. 20191205-0125663, Instrument No. 20200403-0035998 and Instrument No. 20211028-0145155, said Register's Office, said Unit also being shown as part of Exhibits "D" to said Master Deed.

BEING all of the same property conveyed to Cassadee Pope by Warranty Deed dated December 31, 2014, from Shane P. Leanna, unmarried and Drop Tine, LLC, a Tennessee limited liability company, of record in Instrument No. 20150105-0000789, Register's Office for Davidson County, Tennessee. Said property was further conveyed to The Jitterbug Trust u/a/d 6/26/17 by Quitclaim Deed dated July 9, 2018 from Cassadee Pope, unmarried, of record in Instrument No. 20180912-0090610, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record as set out on Exhibit "D" to the Master Deed of record in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Master Deed establishing Icon in the Gulch Tower Condominiums of record in Instrument No. 20080423-0041667, amended in Instrument No. 20191205-0125597, Instrument No. 20191205-0125663, Instrument No. 20200403-0035998, and Instrument No. 20211028-0145155, and By-Laws appended thereto, said Register's Office..**

3. **Charter of Icon in the Gulch Master Condominium Association, Inc. of record as Instrument No. 20080417-0038884, said Register's Office.**

4. **Charter of Icon in the Gulch Tower Condominium Association, Inc. of record as Instrument No. 20080417-0038886, said Register's Office.**

5. **Conditions as set out in the Quitclaim Deed, of record in Instrument No. 20060731-0092178, said Register's Office.**

6. **Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, said Register's Office.**

7. **Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800, said Register's Office.**

8. **Restrictive Covenants for The Arts Center Redevelopment Plan of record in book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument No. 20020715-0084598, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715, and Instrument No. 20140410-0030060, said Register's Office.**

9. **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.**

10. **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.**

11. **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20180309-0022572, said Register's Office.**

12. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable**

This is improved property, known as **600 12th Ave S #2012, 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 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. 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 **16th** day of **March, 2022.**

Trustee

Cassadee Pope, Trustee of The Jitterbug Trust u/a/d June 26, 2017

The Jitterbug Trust u/a/d June 26, 2017

By: , Trustee

Cassadee Pope, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Cassadee Pope, Trustee** the within named seller, 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 official seal at Nashville, Tennessee, this **16th** day of **March, 2022.**

Notary Public
My Commission Expires: 9/8/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Cassadee Pope, Trustee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Trustee of The Jitterbug Trust u/a/d June 26, 2017**, the within named bargainor, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by the said **Cassadee Pope** as **Trustee.**

Witness my hand, at office at Nashville, Tennessee, this **16th** day of **March, 2022.**

Notary Public
My Commission Expires: 9/8/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 3-16-22.

Affiant Signature

3-22-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-22-22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON