When recorded, return to:
Rudy Title and Escrow
608 Shelby Avenue
Nashville, TN 37206
G-VRES-22600632

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-16882-KS-s

Karen Johnson Davidson County
Batch# 846365 DEEDWARR
04/27/2022 12:13:49 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220427-0048662

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 21st 22 day of April, 2022.

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shannon Dorr, Barry Dorr, and Judy Dorr 600 12th Avenue South #632 Nashville, TN 37203	Shannon Dorr, Barry Dorr, and Judy Dorr 600 12th Avenue South #632 Nashville, TN 37203	093 13 0C 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Edgar Garcia Castillo, an unmarried man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Shannon Dorr, an unmarried woman and Barry Dorr and Judy Dorr, husband and wife, 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:

A certain Condominium located in Davidson County, Tennessee, being Unit No. 632 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 in Instrument No. 20080423-0041666, and Amendment are recorded in Instrument No. 20211028-0145150, 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, and Assignments are recorded in Instrument Nos. 20121009-0092463 and 20121009-0092464, 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.

Being the same property conveyed to Edgar Garcia Castillo, an unmarried man, by Warranty Deed from Brett S. Jacobson, a married person, and Marilee Munger, a single person, dated February 14, 2013 and recorded February 22, 2013 in Instrument No. 20130222-0018152, Register's Office for Davidson County, Tennessee.

This is improved property located at: **600 12th Avenue South #632, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever 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, Grantor has executed this instrument on this 21st day of April, 2022.

GRANTOR:

Edgar Garcia Castillo

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edgar Garcia Castillo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of April, 2022.

DENISE M. ROBINSON
Notary Public - California
Los Angeles County
Commission # 2330412
My Comm. Expires Jul 16, 2024

Notary Public
My Commission expires: July 16, 2024