This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument. The parties to this instrument have not sought from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer.

Karen Johnson Davidson County
Batch# 848894 DEEDQC
05/02/2022 09:08:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220502-0050423

QUITCLAIM DEED

Prepared By:

David Matson, Attorney
206-C S. Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name: Newhouse Properties, LLC
Address: 512 Bowerwood Circle
Cookeville, TN 38501

PROPERTY OWNER:
Name: Newhouse Properties, LLC
Address: 600 12th Avenue South
Unit 517
Nashville, TN 37203

Parcel ID:
093-13-0C-067.00-CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, together with other good and valuable consideration not herein mentioned, the receipt of which is hereby acknowledged, we,

Landon S. Sears and wife, Michelle L. Sears (Grantors),

do hereby demise, release, and forever quitclaim to **Newhouse Properties, LLC, a Tennessee limited liability company** (Grantee), its successors, transferees, and assigns, all of our right, title, and interest in and to the following described property, located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 517 of Icon in the Gulch Mid-Rise Condominium 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, for a more complete identification and description of such Unit.

This conveyance is subject to:

Subject to all matters shown on the Plan of record in Book 21, Page 117, Register's Office for Davidson County, Tennessee.

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, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property

Regime of Icon in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666, Register's Office for Davidson County, Tennessee.

The premises herein 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, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Master Condominium record in Instrument Number 20080423-0041665, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing Icon in the Gulch Master Condominium in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041667 and to the Master Deed establishing Icon in the Gulch Mid-Rise Condominium in Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee.

Charter of the Icon in the Gulch Master Condominium Association, Inc. in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.

Charter of the Icon in the Gulch Mid-Rise Condominium Assn., Inc. in Instrument No. 20080417-0038885, Register's Office for Davidson County, Tennessee.

Charter of the Icon in the Gulch Mid-Rise Condominium Assn., Inc. in Instrument 20080417-0038886, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage, water mains and pumps in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.

Subject to The Arts Center Redevelopment Plan in Book 10965, Page 404 as amended in Book 11625, Page 252, and further amended in Instrument No. 20020715-0084598, Register's Office for Davidson County, Tennessee.

Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.

Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency in Instrument No. 20040105-0001338, Register's Office for Davidson County, Tennessee.

Subject to 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.

Grant of Easement of record in Instrument Number 20180309-0022572, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel.

Subject to rights of others in and to the common areas and/or elements.

Any and all existing easements and restrictions as shown of record not stated herein.

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from TERRY FAMILY, LLC, to Landon S. Sears and Michelle L. Sears, husband and wife, dated June 30, 2020, which deed duly appears of record in Instrument Number 20200708-0074141, in the Register's Office of Davidson County, Tennessee.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

Witness our hands this the 27 day of April, 2022.

Landon S. Sears

Michelle L. Sears

STATE OF TENNESSEE
COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Landon S. Sears and Michelle L. Sears**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and seal at Cookeville, Tennessee, this the 27 day of April, 2022.

Notary Public

My Commission Expires: 3/28/26

MATTHEW J. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF Putnam

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 27 day of April, 2022.

Notary Public or Register

My Commission Expires: 3/28/26

MATTHEW J. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM