Karen Johnson Davidson County
Batch# 866174 DEEDQC
06/02/2022 08:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220602-0063517

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF WARREN) The actual consideration for this transfer is $--NONE--. Rachel H. Kirby Affiant Subscribed and sworn to before me, this 24 day of May, 2022. Notary Public My Commission Expires: 6-3-23

SHELLA MARIE VANCIL NOTARY PUBLIC STATE OF TENNESSEE WARREN COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Rachel H. Kirby, Trustee P.O. Box 669 McMinnville, Tennessee 37111	SAME	093 13 0C 165.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert L. Kirby**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Rachel H. Kirby, Trustee of the Kirby Family Property Trust**

dated May 24, 2022, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 24 day of May, 2022.

Robert L. Kirby

STATE OF TENNESSEE)
COUNTY OF WARREN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Kirby, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of May, 2022.

My Commission Expires: 6.3.23

Notary Public

SHELIA DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 736 of ICON in the Gulch Mid-Rise, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666, in the 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 in Instrument No. 20080423-0041665, said Register's Office. Subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, 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 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; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed establishing ICON in the Gulch Mid-Rise Condominium.

Being the same property conveyed to Robert Lemuel Kirby by deed from Andrew Nacario and Katherine Nacario, husband and wife, of record as Instrument No. 20200508-0048315, Register's Office for Davidson County, Tennessee.

Robert L. Kirby and Robert Lemuel Kirby are one and the same person.

This conveyance is subject to all matters shown on the Plan of record in Book 21, Page 117; Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666; Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Master Condominium record in Instrument Number 20080423-0041665; 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; Charter of the Icon in the Gulch Master Condominium Association, Inc. in Instrument No. 20080417-0038884; Charter of the Icon in the Gulch Mid-Rise Condominium Association, Inc. in Instrument No. 20080417-0038885; Charter of the Icon in the Gulch Mid-Rise Condominium Association, Inc. in Instrument 20080417-0038886; Stormwater Detention Agreement in Instrument No. 20060224-0021730; Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances in Instrument No. 20060224-0021800; 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; Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency in Instrument No. 20040105-0001338; Grant of Easement of record in Instrument Number 20180309-0022572; all of the 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; 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.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 600 12th Avenue South, Unit 736, Nashville, Tennessee 37203.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 May 24, 2022.

05-27-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of May, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

