This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17396-DJ

Karen Johnson Davidson County
Batch# 869276 DEEDWARR
06/09/2022 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220609-0065969

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this 26 day of May, 2022.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Notary Public
My Commission Expires: 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine Marie McDonough, David P. McDonough, and Judith A. McDonough 228 S. Glendale Avenue Barrington, IL 60010	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	093-13-0C-034-00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Coanda, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Katherine Marie McDonough, a single woman, and David P. McDonough and Judith A. McDonough, husband and wife, all as joint tenants with rights of survivorship**, 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, to wit:

Being a certain condominium apartment situated within the bounds of Davidson County, Tennessee, and being Unit No. 418, together with the appurtenant common elements of ICON in the Gulch Mid-Rise Condominium, 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 Mid-Rise Condominium of record in Instrument No. 20080423-0041666, as amended, 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, as amended, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of ICON in the Gulch Mid-Rise Condominium, provided in said Master Deed, as amended, together with the By-Laws appended thereto, the site-plan of ICON in the Gulch Mid-Rise Condominium attached as Exhibit to the Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Coanda, LLC, a Tennessee limited liability company by Warranty Deed from Stephanie A. Martin nka Stephanie Hartley, married,

dated November 21, 2018, recorded November 28, 2018, of record in Instrument No. 20181128-0116187, Register's Office for Davidson County, Tennessee.

This is improved property located at: **600 12th Avenue South, #418, 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 26th day of May, 2022.

GRANTOR:

Coanda, LLC, a Tennessee limited liability company

By: _____
Marc J. Dearth, Manager

STATE OF GEORGIA
COUNTY OF Cobb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marc J. Dearth, Manager the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Manager of Coanda, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2022.



_____
Notary Public
My Commission expires: 05/05/25

202206090065969

- **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 05/26/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/26/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 **day of** May **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM