Name and Address of New Owner:
Jordan Hollinshead
600 12th Avenue South Unit 612
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 873831 DEEDWARR
06/17/2022 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220617-0069855

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 093130C10200CO

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Maureen Neugent, unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jordan Hollinshead, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 612, on the plan of ICON in the Gulch MidRise Condominium, a Horizontal Property Regime, filed as Exhibit "D", to and established by the Master Deed of record in Instrument No. 200804230041666, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit. Further subject to the Master Deed establishing ICON in the Gulch Master Condominium of record in Instrument No. 200804230041665, said Register's Office.

Being the same property conveyed to Maureen Neugent by Warranty Deed from Alexis Ward, dated August 31st, 2015, and recorded September 4th, 2015, of record in Instrument No 20150904-0090574 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 600 12th Avenue South Unit 612, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of June, 2022.

Maureen Neugent (SEAL)
Maureen Neugent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2022, before me personally appeared Maureen Neugent, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and ~~deed~~.

Witness my hand, at office, this 6th day of June, 2022.

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Russell
Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Sworn to and subscribed before me this 6th day of June, 2022.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Signature
My commission expires: 10/24/2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/6/2022 (date of document).

Jennifer Russell
Affiant Signature

6/7/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7 day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

