Karen Johnson Davidson County
Batch# 879259 DEEDWARR
06/28/2022 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20220628-0074019

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-2633

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of June, 2022

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Tyler Fox and Alisha Marie Fox 600 12th Avenue South #303 Nashville, TN 37203	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	093-13-0C-009.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Mitchell Gallinger as Trustee of The Mitchell Gallinger Trust dated February 15, 2012** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Tyler Fox and Alisha Marie Fox, husband and wife, as joint tenants with right of survivorship** 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:

Land in Davidson County, Tennessee, being Unit No. 303 as set forth in the Master Deed Establishing Icon in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing Icon in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Mitchell Gallinger as Trustee of The Mitchell Gallinger Trust dated February 15, 2012 by Warranty deed from Stephanie L. Hibbitt, a single person of record in Instrument No. 20181207-0119621 Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on December 07, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 600 12th Avenue South #303, Nashville, TN 37203

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of June, 2022.

Mitchell Gallinger Trust dated February 15, 2012

By: TRUSTEE
Mitchell Gallinger, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2022, before me personally appeared Mitchell Gallinger, Trustee of Mitchell Gallinger Trust dated February 15, 2012, 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 22nd day of June, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 June 22, 2022.

Affiant Signature

June 24 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on June 24 2022

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON