Karen Johnson Davidson County
Batch# 886690 DEEDWARR
07/11/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20220711-0079291

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Bay CGB
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CONNER GARY BRIGHTON
Notary Public - State of Florida
Commission # HH 174559
My Comm. Expires Sep 11, 2025
Bonded through National Notary Assn.

File No. AT-22-2866

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Richard Sexton	NEW OWNER	
(NAME)	(NAME)	
600 12th Avenue South, 2204	600 12TH AVE S 2204	093-13-0C-404.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	NASHVILLE TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robin Shah, joined by his wife Kathryn Shah**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Richard Sexton, a single man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit Nos. 2204 of Icon in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing Icon in the Gulch Tower Condominium, of record in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee The Icon in the Gulch Tower Condominiums Constitutes the Tower 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, 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 Tower Condominium. Reference is hereby made to the plat of Icon in the Gulch Tower Condominium , of record in Exhibit D of the Master deed establishing Icon in the Gulch Tower Condominium , for a more complete identification and description of said Unit.

Being the same property conveyed to Robin S. Shah by Warranty deed from Ronald D. Buck and Mary Buck, husband and wife of record in Instrument No. 20180515-0046181 Register's Office for Davidson County, Tennessee, dated May 13, 2018 and recorded on May 15, 2018.

This is property more commonly known as 600 12th Avenue South, 2204, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 7th day of July, 2022.

Robin Shah

Kathryn Shah

STATE OF Florida
COUNTY OF Bay

On this 7th day of July, 2022, before me personally appeared Robin Shah and Kathryn Shah, 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 7th day of July, 2022.

Notary Signature
My commission expires:

CONNER GARY BRIGHTON
Notary Public - State of Florida
Commission # HH 174559
My Comm. Expires Sep 11, 2025
Bonded through National Notary Assn.

Certificate of Authenticity

I, Allison Taylor, 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 JULY 7, 2022.

Date

Affiant Signature

7/11/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of July, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON