Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-FOR-22-600-417

Karen Johnson Davidson County
Batch# 891035 DEEDWARR
07/19/2022 03:48:48 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00
20220719-0082890

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3083

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of July, 2022

Dawn Martin
Notary Public

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: 10/2/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steve Marek and Sherrie Lee Marek 600 12th Avenue South #417 Nashville, TN 37203	new owner	093-13-0C-033.00

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,

Derek E. Fecteau and Tin N. Fecteau F/K/A Tin N. Thu, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steve Marek and Sherrie Lee Marek, husband and wife,

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. 417 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 said Register's Office; said units also being shown as part of Exhibits "D" to said Master Deeds.

BEING the same property conveyed by Warranty Deed from Kentucky Bell Productions, Inc., a Kentucky Corporation to Derek E. Fecteau, an unmarried man and Tin N. Thu, an unmarried woman, recorded June 21, 2013, as Instrument No. 20130621-0064072 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $382,000.00.

Commonly Known As: 600 12th Avenue South #417, Nashville, TN 37203

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 #417, 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 11 th day of July, 2022.

Derek E. Fecteau

Tin N. Fecteau

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of July, 2022, before me personally appeared Derek E Fecteau and Tin N Fecteau, 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 11th day of July, 2022.

Notary Signature
My commission expires: 5.27.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON