THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 2207-2202

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

SEVEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $670,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2022.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 905434 DEEDWARR
08/19/2022 09:23:56 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20220819-0093891

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aleksander Peric	New Owner	Tax Parcel ID No.
600 12th Avenue South, Unit 515		093-13-0C-065.00 CO
Nashville TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Norman R. McLean, Trustee of the Norman R. McLean Revocable Trust dated February 28, 2014 and Tracy Sue McLean, tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Aleksander Peric, married**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 515 of Icon in the Gulch Mid-Rise Condominium and as established by the Master Deed establishing Icon in the Gulch Mid-Rise Condominiums, of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The Icon in the Gulch Mid-Rise Condominiums constitute 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, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit "E" of the Master Deed establishing Icon in the Gulch Mid-Rise Condominium. Reference is hereby made to the plat of Icon in the Gulch Mid-Rise Condominium, plan as set out on Exhibit "D" to the Master Deed establishing Icon in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to NORMAN R. MCLEAN, TRUSTEE OF THE NORMAN R. MCLEAN REVOCABLE TRUST DATED FEBRUARY 28, 2014, and TRACY SUE MCLEAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by deed from JOHN W. EMBRY AND WIFE, MARY A. EMBRY, of record in Instrument No. 20201005-0115087 , dated October 1, 2020 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 093-13-0C-065.00 CO.

Master Deed with Assessments and Easements of record as Instrument Nos. 20080423-0041665 and 20080423-0041666, and amended in 20211028-0145150, said Register's Office.

Assignment of Parking and Storage Spaces of record in Instrument No. 20140305-0018672, said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20060224-0021730, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps of record as Instrument No. 20060224-021800, said Register's Office

The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and as Instrument No. 20020715-0084598, said Register's Office.

Easement(s) retained in Council Bill Nos. 658 and 43-77 with respect to an alley closure.

Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, as made applicable in Ordinance No. BL2000-476 filed in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 600 12th Avenue South, Unit 515 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of August, 2022.

The Norman R. McLean Revocable
Trust dated February 28, 2014

By: Norman R. McLean, Trustee

Tracy Sue McLean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norman R. McLean, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Norman R. McLean Revocable Trust dated February 28, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracy Sue McLean, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024