Karen Johnson Davidson County
Batch# 913127 DEEDWARR
09/07/2022 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220907-0100302

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2022.

Notary Public

My commission expires:

(Notary Stamp)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11-15-2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Richard Anthony Marotto, Jr	New Owner	093-13-0C-336.00-CO
600 12th Ave S. Unit 1716		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William E. Squires, single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Richard Anthony Marotto, Jr single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1716 of Icon in the Gulch Tower Condominium (the "Unit") and established by the Master Deed Establishing Icon in the Gulch Tower Condominium of record as Instrument 20080423-0041667, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium 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 as 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 as Exhibit D of such Master Deed Establishing Icon in the Gulch Tower Condominium, for a more complete identification and description of such Unit. Together with Parking Space Numbers 343 and Storage Space Number 747, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

(Parking Space 795 is also owned by the Grantor and it is his desire to convey to the Grantee that Parking Space rather than the Parking Space conveyed with this unit in the prior Deed referenced below. The Grantor is also retaining all ownership interest to the storage space number 747 conveyed to him in the Deed referenced below.

Being the same property conveyed to William E. Squires, single man by Warranty deed from Terry Shane Lemay of record in Instrument No. 20190705-0065781 Register's Office for Davidson County, Tennessee.

This is improved property known as 600 12th Ave S. Unit 1716, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of August, 2022.

William E. Squires

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William E. Squires, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of August, 2022.

Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SolomonParks File No. 22-000748-524

SP 11/2015

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 8/29/2022.

Affiant Signature

9/2/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/2/2022

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON