This instrument prepared by
And when recorded return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-19070-KS

Karen Johnson Davidson County
Batch# 920004 DEEDWARR
09/21/2022 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220921-0105131

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2022.

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elias Pitaras and Anita Torok 545 Elderberry Lane Mayfield, KY 42066	Elias Pitaras and Anita Torok 545 Elderberry Lane Mayfield, KY 42066	093-13-0C-155.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Rosa Patricia Castillo Giles, an unmarried woman, being one in the same as Rosa P. Castillo, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Elias Pitaras and Anita Torok, husband and wife, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Unit No. 726 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes 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 the 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 of record as 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 Rosa P. Castillo, by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company of record as Instrument No.

20111128-0092380 in the Register's Office for Davidson County, Tennessee, dated November 21, 2011 and recorded on November 28, 2011.

This is improved property located at: **600 12th Avenue South, #726, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 17th day of September, 2022.

GRANTOR:

Rosa Patricia Castillo Giles

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rosa Patricia Castillo Giles, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2022.

KAREN J. ANTUNEZ NUNEZ
Notary Public - California
Los Angeles County
Commission # 2384036
My Comm. Expires Nov 21, 2025

Notary Public
My Commission expires: Nov. 21. 2025

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 9-19-22.

Kathy Smith
Affiant Signature

9-19-22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9-21-22.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

