Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 973808 DEEDQC
02/24/2023 08:05:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230224-0012976

CALVIN MCKAY

TO: WARRANTY DEED

JOHN HADLEY, Trustee of the
CRM RESIDENTIAL TENNESSEE INVESTMENT SERVICES TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 10th day of January, 2023, by Grantor, CALVIN MCKAY, a single person, to Grantee, JOHN HADLEY, Trustee of the CRM RESIDENTIAL TENNESSEE INVESTMENT SERVICES TRUST dated January 10, 2023, and any amendments,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold and to his heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> UNIT NO. 530 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 Calvin McKay, by Warranty Deed from Patricia B. Hawkins, an unmarried woman, dated October 22, 2019, and recorded October 25, 2019, of record in Instrument Number 20191025-0109501, in the Register's Office for Davidson County, Tennessee.

That Grantor (1) covenant that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2022 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims, subject, however, to all matters as shown on the aforementioned plat of record and subject to restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

CALVIN MCKAY Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CALVIN MCKAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10 day of January, 2023.

My Commission Expires:

2/12/2024

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Brittney Stewart
Notary Public

Property Owners Name
And Mailing Address:

John Hadley, Trustee of the
CRM Residential Tennessee Investment
Services Trust
569 Pond Apple Road
Clarksville, TN 37043

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

600 12th Avenue S, Unit 530
Nashville, TN 37203

Map and Parcel No.:

093-13-0C 079.00

STATE OF TENNESSEE, MONTGOMERY COUNTY
The actual consideration given for this conveyance is $-0-

Affiant

Subscribed and sworn to before me this the
10 day of January, 2023.

Brittney Stewart
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/12/2024

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY