WARRANTY DEED

Karen Johnson Davidson County
Batch# 984366 DEEDWARR
03/24/2023 09:37:39 AM 2 pgs
Fees: $13.00 Taxes: $1,960.63

20230324-0021422

File #23-PA-600-1214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00.

Melody Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2023.

Hillary D Smith
Notary Public

MY COMMISSION EXPIRES: 2-19-2024
(AFFIX SEAL)

HILLARY D. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Strowd	SAME AS NEW OWNER	
(NAME)	(NAME)	**093 13 0C 266.00**
600 12th Avenue S, 1214		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID W. REED, TRUSTEE OF THE DAVID W. REED REVOCABLE TRUST DATED JANUARY 16, 1991, WITH FULL POWER AND AUTHORITY TO CONVEY AND ENCUMBER WITHOUT THE JOINDER OF ANY OTHER PARTY OR BENEFICIARY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH STROWD, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1214, Icon in the Gulch Tower Condominium, as established Under Master Deed of Record in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041667, as amended in Instrument No. 20191205-0125663, Instrument No. 20200403-0035998 and Instrument No. 20211028-0145155, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to David W. Reed, Trustee of the David W. Reed, Revocable Trust with full Power and Authority to convey and encumber without the Joinder of any other Party or Beneficiary, by Warranty Deed from William F. Buffett and Brenda W. Buffett, Husband and Wife, of record in Instrument No. 20110304-0017659, in the Register's Office of Davidson County, Tennessee, dated February 28, 2011 and recorded on March 04, 2011.

This conveyance is subject to:
* Property Taxes for the year 2023 and subsequent years.
* Master Deed establishing Icon in The Gulch Tower Condominium of record in Instrument No. 20080423-0041667, as amended by instrument(s) of record in Instrument No. 20191205-0125663; Instrument No. 20200403-0035998 and Instrument No. 20211028-0145155; said Register's Office.
* Easement for Temporary Construction, recorded in Instrument No. 20040105-0001338; said Register's Office.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060224-0021800; said Register's Office.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730; said Register's Office.
* Ordinance No. 098-1188 Recorded In Book 10965, Page 404; as Arts Center Redevelopment Plan Containing

Restrictive Covenants Running with The Land of The Metropolitan Development And Housing Agency With Supplemental Requirements recorded in Book 11625, Page 252; as amendment Ordinance No. BL2002-1063 recorded in Instrument No. 20020715-0084598; said Register's Office.
* Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance BL-2000-476, of record in Metropolitan Clerk's Office for Davidson County, Tennessee.
* Easements retained in Council Bills Nos. 658, and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **600 12th Avenue S, 1214, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 23rd day of March, 2023.

The David W. Reed Revocable Trust dated January 16, 1991

By: x David W. Reed
David W. Reed, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March, 2023, before me personally appeared David W. Reed, Trustee of The David W. Reed Revocable Trust dated January 16, 1991, 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 23rd day of March, 2023.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204