Name and Address of New Owner:
The Willard B Ferris Trust
600 12th Avenue South, 425
Nashville, TN 37203

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 988113 DEEDWARR
04/04/2023 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,330.63
20230404-0024425

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-13-0C-041-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sasha Qualkenbush, a single independent woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Willard B. and Diane W. Ferris, Trustees of The Willard B. Ferris Trust, dated February 20, 2007, and any amendments thereto,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 425 AS SET FORTH IN THE MASTER DEED ESTABLISHING ICON IN THE GULCH MASTER CONDOMINIUM, A CONDOMINIUM FORM OF OWNERSHIP AND USE IN THE MANNER PROVIDED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., OF RECORD AS INSTRUMENT NO. 20080423-0041665 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND FURTHER BY THE MASTER DEED ESTABLISHING ICON IN THE GULCH MID-RISE CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20080423-0041666 IN SAID REGISTER'S OFFICE; SAID UNIT ALSO BEING SHOWN AS PART OF EXHIBITS "D" TO SAID MASTER DEEDS.

Being the same property conveyed to Sasha Qualkenbush, a single independent woman, by Warranty Deed dated March 2, 2022 from James P. Anderson and wife, Linda G. Anderson, recorded March 14, 2022 in Instrument No. 20220314-0029485 in the Register's Office.

Being the same property conveyed to James P. Anderson and wife, Linda G. Anderson by Warranty Deed from Icon in The Gulch, LLC, a Tennessee limited liability company of record as Instrument No. 20080818-0084789 in the Register's Office for Davidson County, Tennessee, dated August 15, 2008 and recorded on August 18, 2008.

Being also known as 600 12th Ave S, Unit 425, Nashville, TN 37203/ Parcel No. 093 13 0C 041.00

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of April, 2023.

Sasha Qualkenbush (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2023, before me personally appeared Sasha Qualkenbush, 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 4th day of April, 2023.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $629,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 4th day of April, 2023.

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public
My commission expires: 3/3/26
File No. 2023-5890-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/4/2023 (date of document).

Regina Sullo
Affiant Signature

4/4/2023
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

