Karen Johnson Davidson County
Batch# 1001628 DEEDWARR
05/10/2023 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230510-0034887

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $440,000.00 Shelle mason AFFIANT Subscribed and sworn to before me, this 1st day of May, 2023 Shanae McFerrin NOTARY PUBLIC My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Homeira Carroll 600 12th Ave South, Unit 1910 Nashville, TN 37203	New Owner	093-13-0C-364-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY THOUSAND AND NO CENTS ($440,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 1st day of May, 2023. The undersigned, **Mawghan B. McCabe, a married person,** and hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Homeira Carroll, a single person**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1910 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 Annotate, 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 Tower Condominium of record as Instrument No. 20080423-0041667, in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deed.

Being the same property conveyed to Mawghan B. McCabe, a single person, by deed dated 11/20/2008, and recorded 11/21/2008, from ICON in the Gulch, LLC, a Tennessee limited liability company, of record as

Instrument No. 20081121-0114707, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **600 12th Ave South, Unit 1910, Nashville, TN 37203**.

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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 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 whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This 1st day of May, 2023.

Mawghan B McCabe by Kate Nyquist, her Attorney-In-Fact

Mawghan B. McCabe by Kate Nyquist, her Attorney-In-Fact

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY
5-5-2025

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KATE NYQUIST**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **MAWGHAN B. MCCABE,** and acknowledged that she executed the same as the free act and deed of the said **MAWGHAN B. MCCABE.**

Witness my hand and official seal this the 1st day of May, 2023, 2023

Shanae McFerrin

NOTARY PUBLIC

My Commission Expires: 5/5/2025

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024