This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20882-DJ

Karen Johnson Davidson County
Batch# 1011728 DEEDWARR
06/06/2023 10 49 49 AM 2 pgs
Fees $13.00 Taxes $2,682 50

20230606-0042840

STATE OF TENNESSEE
COUNTY OF Williamson

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2023.

Notary Public
My Commission Expires: 9.21.26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kimberly Jayne Stinson Martin Baine Stinson 60012th Ave Sout, #513 Nashville TN 37203	Primis Mortgage Company, 1001 Military Cutoff Road, Suite 350, Wilmington, NC 28405	093 13 0C 063.00

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/we, **Andrew S. Hill and Christine Hill, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KIMBERLY JAYNE STINSON AND MARTIN BAINE STINSON, MARRIED**, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated within the bounds of Davidson County, Tennessee, and being Unit No. 513, together with the appurtenant common elements of ICON in the Gulch Mid-Rise Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, as amended, 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, as amended, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of ICON in the Gulch Mid-Rise Condominium, provided in said Master Deed, as amended, together with the By-Laws appended thereto, the site-plan of ICON in the Gulch Mid-Rise Condominium attached as Exhibit to the Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Andrew S. Hill, an unmarried man by Warranty Deed from International Entertainment Buyers Association, a Tennessee corporation, dated March 18, 2014, recorded March 21, 2014, of record in Instrument No. 20140321-0023447, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at **600 12th Avenue South, Unit 513, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2023 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 5th day of June, 2023

GRANTOR.

Andrew S. Hill

Christine Hill

Christine Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew S. Hill and Christine Hill, 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 he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 5th day of June, 2023.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

C.M. Corriveau

Notary Public
My Commission expires 3/3/2025