WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045017 DEEDWARR
08/31/2023 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,360.60
20230831-0068452

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $638,000.00.

Affiant

Subscribed and sworn to me on 08/31/23.

NOTARY PUBLIC

My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stanley William Longacre and Mary Anne Berlot 600 12th Avenue South Unit 815 Nashville, TN 37203	Stanley William Longacre and Mary Anne Berlot 910 Woodmont Blvd. Nashville, TN 37204	093 13 0C 183.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffrey Banks and Crosby Banks, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Stanley William Longacre and Mary Anne Berlot, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 815 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Guich Mid-Rise Condominium, of record in Instrument No. 20080423-0041666 and amended in Instrument No. 20211028-0145150, 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 in 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 Jeffrey Banks and Crosby Banks, husband and wife, by Warranty Deed from Megan Rogers Dallas fka Megan Rogers, married, and David Rogers and Mary Ellen Rogers, husband and wife, of record as Instrument No. 20170927-0098800, Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded September 27, 2017.

This is improved property known as 600 12th Avenue South Unit 815, Nashville, Tennessee 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 08/ 30 /23.

Jeffrey Banks

Crosby Banks

STATE OF Texas
COUNTY OF Travis

On 08/ 30 /23, before me personally appeared Jeffrey Banks and Crosby Banks, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/ 30 /23.

NOTARY PUBLIC

My Commission Expires: 8/23/2024

NOTARY PUBLIC STATE OF TEXAS
STEPHEN CARUSO
Notary ID #129098714
My Commission Expires
August 23, 2024

True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of August, 2023.

Affiant Signature
Date 8-31-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

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