Karen Johnson Davidson County
Batch# 1058841 DEEDWARR
10/06/2023 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20231006-0079038

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-TC-0600-817

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)
Christen Prasse and Mary Carole Prasse, Trustee	**New Owner**	
(NAME)	(NAME)	
600 12th Avenue S, #817		**093 13 0C 185.00**
(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, **DANIELLE ARMBRECHT AND DAVID ARMBRECHT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTEN PRASSE, A SINGLE PERSON, AND MARY CAROLE PRASSE, TRUSTEE OF MARY CAROLE PRASSE TRUST DATED MAY 17, 2005** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 817 of Icon in the Gulch Mid-Rise Condominium (the "unit") and as established by the Master Deed Establishing Icon in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 as 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 as Instrument No. 20080423-0041665 as Assignment recorded in Instrument No. 20121009-0092463 and Instrument No. 20121009-0092464, 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 said Unit.

Being the same property conveyed to Danielle Armbrecht and David Armbrecht, Wife and Husband, by Warranty Deed from Glean Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20161205-0127061, in the Register's Office of Davidson County, Tennessee, dated December 01, 2016 and recorded on December 05, 2016.

This conveyance is subject to:
*Taxes for the year 2024 and subsequent years.
*Plat of Lunatic Asylum, as recorded in Plat Book 21, Page 117, said Register's Office.
*Master Deed establishing Icon in the Gulch Master Condominium of record in Instrument No. 20080423-0041665, as Assignment recorded in Instrument No. 20121009-0092463 and Instrument No. 20121009-0092464, said Register's Office.

*Master Deed establishing Icon in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, as amended by instrument(s) of record in Instrument No. 20211028-0145150, 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.
*Easement for Broadband Communications Systems, recorded in Instrument No. 20180309-0022572, said Register's Office.
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730, said Register's Office.
*Ordinance recorded in Book 10965, Page 404 as amended in Book 11625, Page 252 and Instrument No. 20020715-0084598 (Memorandum of Development Agreement recorded in Instrument No. 20150205-0010859), said Register's Office.
* 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, #817, 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 6th day of October, 2023.

Danielle Armbrecht

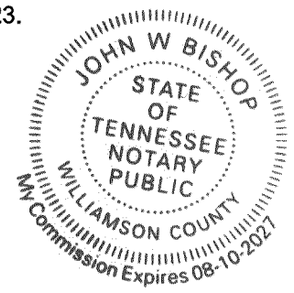
David Armbrecht

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2023, before me personally appeared Danielle Armbrecht, 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 6th day of October, 2023.

Notary Signature
My commission expires:

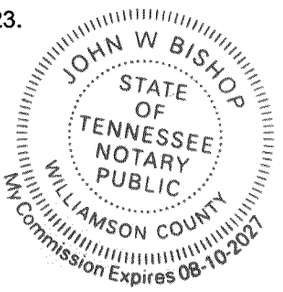


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2023, before me personally appeared David Armbrecht, 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 6th day of October, 2023.

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 6 day of October, 2023.

Affiant Signature
Date 10/6/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027