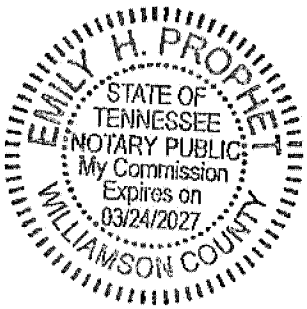
Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

Karen Johnson Davidson County
Batch# 1127584 DEEDWARR
04/25/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240425-0030106



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2024.

Notary Public

My commission expires: 3-24-2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
800 Crescent Centre Drive, Suite 430, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Beverly K Carmichael	Beverly K Carmichael	093 13 0C 812.00
600 12th Ave South #812	6220 E. 108th St	
Nashville, TN 37203	TULSA, OK 74137-8902	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ginger Properties, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Beverly K Carmichael, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee being Unit No. 812 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. 20080423-004 1665, 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 as description of such Unit.

Being the same property conveyed to Ginger Properties, LLC, by Quitclaim Deed from James Carroll and Nicole Andrews-Carroll, husband and wife, of record in Instrument No. 20190401-0028998, in the Register's Office of Davidson County, Tennessee, dated March 20, 2019 and recorded on April 01, 2019.

This is improved property known as **600 12th Ave South #812, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ~~26~~ 25th day of April, 2024.

Ginger Properties, LLC, a Tennessee Limited Liability Company

BY: _____
James Caroll, Member

_____
Nicole Andrews-Caroll, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James Caroll and Nicole Andrews-Caroll, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to Sole Members of Ginger Properties, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Sole Members.

Witness my hand and official seal this 25th day of April, 2024.

_____
Notary Public

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

CERTIFICATION

I, Emily H Prophet 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 4-25-24.

Affiant Signature

4.26.24

Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of APRIL 2024.

Notary Signature

My Commission Expires: 7-30-2025

GAYLA H. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY