Karen Johnson Davidson County
Batch# 1136425 DEEDWARR
05/17/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,511.45
20240517-0036909

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

# WARRANTY DEED

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, **JOHN HADLEY, TRUSTEE OF THE CRM RESIDENTIAL TENNESSEE INVESTMENT SERVICES TRUST DATED JANUARY 10, 2023, AND ANY AMENDMENTS**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIAN KANE, 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:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING UNIT NO. 530 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, 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, 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.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JOHN HADLEY, TRUSTEE OF THE CRM RESIDENTIAL TENNESSEE INVESTMENT SERVICES TRUST DATED JANUARY 10, 2023, AND ANY AMENDMENTS, BY QUITCLAIM DEED FROM CALVIN MCKAY, DATED JANUARY 10, 2023, OF RECORD IN INSTRUMENT NO 20230224-0012976, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 600 12TH AVE, UNIT 530, Nashville, TN 37203, AND IS DESIGNATED AS MAP AND PARCEL NO. 093 13 0C 079.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16 day of May, 2024.

**CRM RESIDENTIAL TENNESSEE INVESTMENT SERVICES TRUST DATED JANUARY 10, 2023, AND ANY AMENDMENTS**

**BY:** _____
**JOHN HADLEY, TRUSTEE**

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOHN HADLEY, TRUSTEE OF THE CRM RESIDENTIAL TENNESSEE INVESTMENT SERVICES TRUST DATED JANUARY 10, 2023, AND ANY AMENDMENTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, Tennessee, on this the 16 day of May,, 2024.

_____
Notary Public
My Commission Expires: 08/15/26

MARY R. WELKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$408,500.00**.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of May, 2024.

_____
NOTARY PUBLIC
My commission expires 11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Address New Owner(s) as follows:**
CHRISTIAN KANE
16060 Ventura Blvd.; #338
Encino, CA 91436

**Send Tax Bills To:**
Same as above

**Map and Parcel No(s).: 093 13 0C 079.00**

**Certification of Recorded Documents**

I, Karen Suggs, 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 May 17, 2024.

(AFFIANT) – Karen Suggs

05/17/2024
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 17th day of May, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY