Karen Johnson Davidson County
Batch# 1139117 DEEDWARR
05/24/2024 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240524-0038758

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of May, 2024.

(Affix Seal) Notary Public

My Commission Expires:

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

2024-04-1711

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jacob Thomas Lackey and Todd Lytle Lackey 600 12th Avenue South Unit 1210 Nashville, TN 37203	OWNER	Map/Parcel 093 13 0C 262.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alyssa Dukes, married, formerly Alyssa K. Smith**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jacob Thomas Lackey, an unmarried man, and Todd Lytle Lackey, a married man, as joint tenants with right of survivorship**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Unit No. 1210 of Icon in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON IN THE GULCH TOWER CONDOMINIUM of record as Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee. The Icon in the Gulch Tower Condominium constitutes the Tower 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 Tower Condominium. Reference is hereby made to the plat of Icon in the Gulch Tower Condominium of record as Exhibit D of such Master Deed Establishing Icon in the Gulch Tower Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Alyssa K. Smith, a single person, by Warranty Deed from Icon in the Gulch, LLC, a Tennessee limited liability company, of record in Instrument No. 20100322-0021400, in the Register's Office of Davidson County, Tennessee, dated March 19, 2010 and recorded on March 22, 2010.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 600 12th Avenue South, Unit 1210, 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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Zane R. Dukes, joins in the execution of this instrument to convey all his right, title and interest he may have in the subject property by virtue of his marriage to Alyssa Dukes.

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.

Effective the 22 day May, 2024.

Alyssa Dukes formerly Alyssa K. Smith

Alyssa Dukes formerly Alyssa K. Smith

Zane R. Dukes

Zane R. Dukes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of May, 2024, before me personally appeared Alyssa Dukes, 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 22nd day of May, 2024.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of May, 2024, before me personally appeared Zane R Dukes, 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 17th day of May, 2024.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/22/24.

Date

Affiant Signature

5/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

