WARRANTY DEED

Karen Johnson
Batch # 1144544
06/07/2024 10:46:20 AM
Fees: $13.00 Taxes: $1,443.00

Davidson County
DEEDWARR
2 pgs

20240607-0042780

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$390,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2024.

Notary Public

My commission expires: 10/20/2026

(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Debra Morrin	**OWNER**	**105-01-0-B, Parcel 404CO**
1010 16th Avenue South, #404		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Adam Christopher Watkins and Melissa Rebecca Icenhour nka Melissa Icenhour Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Debra Morrin, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 404 of Ten Ten On the Row, a Condominium, a horizontal property regime, located at 1010 16th Avenue South, Nashville, Tennessee, Davidson County, Tennessee, and described in Master Deed recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ten Ten On the Row, Condominium Units, contained in the Master Deed and By-Laws and Plat appended thereto, recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennessee, and as amended by Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, and Instrument No. 20090929-0090277, corrected by Scrivener's Affidavit in Instrument No. 20141009-0093659, and amendment of record in Instrument No. 20120905-0080264, are incorporated in the deed by reference and made a part hereof the same as though copied herein. Parking Space No. P12 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 404.

Being the same property conveyed to Adam Christopher Watkins, an unmarried man, and Melissa Rebecca Icenhour, an unmarried woman, by Quitclaim Deed dated October 25, 2019, from David C. Watkins and wife, Karen R. Watkins and Adam C. Watkins, joint tenants with right of survivorship, of record in Instrument No. 20191105-0113979, Register's Office for Davidson County, Tennessee. Adam Christopher Watkins and Melissa Rebecca Icenhour have since married and Melissa Rebecca Icenhour is now known as Melissa Icenhour Watkins.

Property was previously vested in David C. Watkins and wife, Karen R. Watkins and Adam C. Watkins, joint tenants with right of survivorship, by Warranty Deed dated July 1, 2014, from McLean T. Stinson, an unmarried person, of record in Instrument No. 20140701-0057801, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Master Deed of record in Instrument No. 20071023-0125441, amended in Instrument No. 20090929-0090277, Scrivener's Affidavit in Instrument 20141009-0093659, amended in Instrument No. 20120905-0080264, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed and By-Laws of Ten Ten On the Row Condominiums, of record in Instrument No. 20071023-0125441, amendments in Instrument No. 20090224-0015964, and Instrument No. 20090507-0041965, and Instrument No. 20090929-0090277, Instrument No. 20120905-0080264, Scrivener's Affidavit in Instrument 20141009-0093659, said Register's Office. 3) All matters shown on the Plan of record in Book 57, Page 31, said Register's Office. 4) Stormwater Detention Agreement of record in Instrument No. 20051230-0156625, said Register's Office. 5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record Instrument No. 20051230-0156628, said Register's Office. 6) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090710-0064678, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **1010 16th Avenue South, #404, Nashville, TN 37212**

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 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 GRANTEES, 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 **5th** day of **June, 2024.**

Adam Christopher Watkins

Adam Christopher Watkins

Melissa Rebecca Icenhour Watkins

Melissa Rebecca Icenhour nka Melissa Icenhour Watkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Adam Christopher Watkins and Melissa Rebecca Icenhour nka Melissa Icenhour Watkins,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **June, 2024.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY