Name and Address of New Owner:
600 204, LLC
600 12th Avenue South, 204
Nashville, TN 37203

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 1149638 DEEDWARR
06/21/2024 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20240621-0046657

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-13-0C-004-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wanda Gale McKnight, not married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **600 204, LLC, a Colorado limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described real estate located in the County of Davidson, State of Tennessee:

Unit No. 204 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. 200800423-0041666, 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 for Davidson County, Tennessee. 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.

Being the same property conveyed to Wanda Gale McKnight, not married, by Quitclaim Deed dated December 5, 2022 from Wanda Johnson, recorded December 5, 2022 in Instrument No. 20221205-0126876 in the Register's Office.

Being the same property conveyed to Wanda Johnson by Warranty Deed dated January 12, 2012 from ICON In the Gulch, LLC, a Tennessee limited liability company, recorded January 17, 2012 in Instrument No. 20120117-0004247 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2024.

Wanda Gale McKnight (SEAL)
Wanda Gale McKnight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2024, before me personally appeared Wanda Gale McKnight, 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 14th day of June, 2024.

Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $645,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Sworn to and subscribed before me this 14th day of June, 2024.

Notary Public
My commission expires:
File No. 2024-6880-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/14/24 (date of document)

Regina Sullo

Affiant Signature

6/21/24

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 21 day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202406210046657