WARRANTY DEED

Karen Johnson
Batch # 1158529
07/16/2024 11:54:39 AM
Fees: $13.00 Taxes: $2,238.50

Davidson County
DEEDWARR
2 pgs

20240716-0053402

G-P-24-600-520

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Bedford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-24-2025

(AFFIX SEAL)

FLOYD WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MOORE

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Alan Brown and Ranea Ann Brown	**Same as New Owner**	
(NAME)	(NAME)	**093-13-0C-070-00**
114 Ashe Road		
(ADDRESS)	(ADDRESS)	
Shelbyville, TN 37160		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA A. RICH, TRUSTEE OF THE BARBARA A. RICH TRUST U/A/D OCTOBER 10, 2022, AS AMENDED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID ALAN BROWN AND RANEA ANN BROWN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Unit No. 520 of ICON 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 to the plat of 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 Barbara A. Rich, Trustee of The Barbara A. Rich Trust by Warranty Deed from ICON in the Gulch, LLC, a Tennessee limited liability company of record as Instrument No. 20110707-0052002 in the Register's Office for Davidson County, Tennessee, dated July 5, 2011 and recorded on July 7, 2011.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, conditions, provisions, restrictions and easements contained in Instrument no. 20060224-0021730 in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20060224-0021800, in the Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions and easements contained in the Master Deed of record in Instrument No. 20080423-0041665; and 20080423-0041666; as amended in Instrument No. 20211028-0145150 in the Register's Office for Davidson County, Tennessee, with any and all amendments thereto.
- HOA Charter of record in Instrument No. 20080417-0038884 in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20080417-0038885 in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Book 10965 Page 404; as amended in Book 11625 Page 252; and amended in Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Survey by Littlejohn Engineering Associates dated October 28, 2005, showing a roadway encroachment at the northwest corner of said property.

- Terms, conditions, provisions, restrictions and easements contained in Council Bills Nos. 658, and 43-77 with respect to alley closures, the locates of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Ave S #520 , Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15 DAY OF JULY, 2024.

The Barbara A. Rich Trust U/A/D October 10, 2002

BY: Barbara A. Rich, Trustee
Barbara A. Rich
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA A. RICH, TRUSTEE of THE BARBARA A. RICH TRUST U/A/D OCTOBER 10, 2002, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15 of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212