Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

JM-PRM-24-600-506

Karen Johnson Davidson County
Batch # 1174736 DEEDWARR
08/27/2024 10:05:08 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20240827-0065768

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:	
The Icon #506, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**093-13-0C-056.00-CO**
104 Congress St., Ste 203		
(ADDRESS)	(ADDRESS)	
Portsmouth, NH 03801		
(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, **SHELDON LEE GARNER AND JERRETT R. GARNER, WIFE AND HUSBAND AND CLAYTON D. GARNER, AN UNMARRIED MAN AND GRIFFIN H GARNER, AN UNMARRIED MAN AND GEORGIANNA LEE GARNER, AN UNMARRIED WOMAN, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE ICON #506, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Unit No. 506 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, and Amendment record in Instrument No. 20211028-0145150, 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 Condominium as established by 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 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 said Unit.

Being the same property conveyed to Sheldon Lee Garner and Jerrett R. Garner, wife and husband, Georgianna Lee Garner, an unmarried woman, Clayton D. Garner, an unmarried man, and Griffin H. Garner, an unmarried man, as tenants in common with rights of survivorship by Quitclaim Deed from Georgianna Lee Garner, an unmarried woman and Sheldon Lee Garner, married of record in Instrument No. 20190808-0079208 Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 08, 2019.

The execution of this instrument is affected by the signature of Paul Hinman as Attorney-in-Fact for Sheldon Lee Garner, which Power of Attorney is recorded in Instrument Number 20240827-0065763, and also by the signature of Paul Hinman as Attorney-in-Fact for Jerrett R. Garner, which Power of Attorney is recorded in Instrument Number 20240827-0065764, and also by the signature of Paul Hinman as Attorney-in-Fact for Clayton D. Garner, which Power of Attorney is recorded in Instrument Number 20240827-0065765, and also by the signature of Paul Hinman as Attorney-in-Fact for Griffin H. Garner, which Power of Attorney is recorded in Instrument Number 20240827-0065766 and also by the signature of Paul Hinman as Attorney-in-Fact for Gerogianna Lee Garner, which Power of Attorney is recorded in Instrument Number 20240827-0065767, in said Register's Office.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Book 21, Page 117, Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "D" to the Master Deed establishing ICON in the Gulch Master Condominium in Instrument No. 20080423-0041665 and to the Master Deed establishing ICON in the Gulch Tower Condominium in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Master Condominium of record in

Instrument Number 20080423-0041665, and 20080423-0041666, and Amendment record in Instrument No. 20211028-0145150 Register's Office for Davidson County, Tennessee.
• Charter of the ICON in the Gulch Master Condominium Association, Inc. of record in Instrument Number 20080417-0038884 and 20080417-0038885, in the Register's Office for Davidson County, Tennessee.
• Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Tower Condominium of record in Instrument Number 20080423-0041667, as amended in Instrument No. 20191205-0125597, Instrument No. 20191205-0125663, Instrument No. 20200403-0035998 and Instrument No. 20211028-0145155, Register's Office for Davidson County, Tennessee.
• Charter for ICON in the Gulch Tower Condominium Association, Inc., of record in Instrument Number 20080417-0038886, Register's Office for Davidson County, Tennessee.
• Assignment of Parking and Storage Spaces of record in Instrument Number 20140305-0018672, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20060224-0021730, Register's Office for Davidson County, Tennessee.
• Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument Number 20060224-0021800, Register's Office for Davidson County, Tennessee.
• Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended in Instrument Number 20020715-0084598, Register's Office for Davidson County, Tennessee.
• Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005
• Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL-2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
• Temporary construction easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument Number 20040105-0001338, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20180309-0022572, in the Register's Office for Davidson County, Tennessee.
• Subject to the conditions as set out in the Quitclaim Deed of record in Instrument Number 20060731-0092178, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed of record in Instrument Number 20050401-0035633, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Ave #506, 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 23rd DAY OF AUGUST, 2024.

Sheldon Lee Garner
by Paul Hinman as Attorney-in-fact

Griffin H Garner
by Paul Hinman as Attorney-in-fact

Jerrett R. Garner
by Paul Hinman as Attorney-in-fact

Georgianna Lee Garner
by Paul Hinman as Attorney-in-fact

Clayton D. Garner
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SHELDON LEE GARNER AND JERRETT R. GARNER, CLAYTON D. GARNER, GRIFFIN H GARNER, AND GEORGIANNA LEE GARNER, and who acknowledged he/she/they executed the same as the free act and deed of the said SHELDON LEE GARNER AND JERRETT R. GARNER, CLAYTON D. GARNER, GRIFFIN H GARNER, AND GEORGIANNA LEE GARNER.

Witness my hand and official seal, this the 23rd of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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