This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23491-MC

Karen Johnson Davidson County
Batch# 1199531 DEEDWARR
10/31/2024 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20241031-0084414

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Sharon Sunderland
Affiant

Subscribed and sworn to before me, this the 30th day of October, 2024.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission Expires: 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Sunderland and Sharon Sunderland 600 12th Avenue South Unit 519 Nashville, TN 37203	Steven & Sharon Sunderland 3609 Hilldale Dr. Nashville, TN 37215	093-13-0C-069-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bradley Kanne and Nancy Kanne, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steven Sunderland and Sharon Sunderland, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 519 of Icon in the Gulch Mid-Rise, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Icon in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, in the 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 on the Gulch Master Condominium, of record in Instrument No. 20080423-0041665, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Bradley Kanne and Nancy Kanne, husband and wife by Warranty Deed from Balubhai Patel and Pragna Patel, husband and wife of record in Instrument No. 20190716-0069153 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 16, 2019.

This is ☒ improved or ☐ unimproved property located at: **600 12th Avenue South Unit 519, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2025, which is a lien not yet due and payable. The 2024 Property taxes were paid at the time of closing and have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2024.

GRANTOR:

Bradley Kanne

Bradley Kanne

Nancy Kanne

Nancy Kanne

STATE OF Nebraska
COUNTY OF Douglas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Bradley Kanne and Nancy Kanne,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of October, 2024.

Notary Public
My Commission expires: December 29, 2024

General Notary - State of Nebraska
SELBERT T. FOSTER
My Comm. Exp. Dec. 29, 2024

202410310084414

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/30/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/30/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th **day of** October, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

