Karen Johnson Davidson County
Batch# 1213238 DEEDWARR
12/09/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20241209-0095037

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149299**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me, this 2nd day of December, 2024. Notary Public My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Ishita Nandola and Dhruvkumar Patel 600 12th Avenue South #722 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 13 0C 152.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KEVIN BOB THOMPSON and PATRICIA SUZANNE THOMPSON, CO-TRUSTEES OF THE THOMPSON MANAGEMENT TRUST u/a dated December 4, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ishita Nandola and Dhruvkumar Patel, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 722 of ICON in the Gulch Mid-Rise. a Condominium Development established pursuant to the provision or 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 thererof; 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 KEVIN BOB THOMPSON and PATRICIA SUZANNE THOMPSON, CO-TRUSTEES OF THE THOMPSON MANAGEMENT TRUST u/a dated December 4, 2013, by Warranty Deed from Gary Morgan Heacock, married, of record in Instrument No. 20210615-0080440, in the Register's Office for Davidson County, Tennessee, dated June 11, 2021, and recorded on June 15, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plan of Lunatic Asylum, as recorded in Book 21, Page 117, in the Register's Office for Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into

No. 20080423-0041665 and Instrument No. 20080423-0041666, in said Register's Office; also subject to easements, rights and interests 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 building thereon.

Charter of the Icon in the Gulch Master Condominium Association, Inc., of record as Instrument NO. 20080417-0038884 in said Register's Office.

Charter of the Icon in the Gulch Mid-Rise Condominium Association, Inc., of record as Instrument No. 20080417-0038885 in said Register's Office.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730 in said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps, recorded in Instrument No. 20060224-0021800 in said Register's Office.

The Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, and further amended by Instrument No. 20020715-0084598 in said Register's Office.

Easement for Non-Exclusive Right of Way, recorded in Instrument No. 20180309-0022572, in said Register's Office.

This is improved property located at 600 12th Avenue South #722 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of December, 2024.

The Thompson Management Trust u/a dated December 4, 2013

Kevin Bob Thompson, Co-Trustee

Patricia Suzanne Thompson, Co-Trustee

STATE OF Texas)
COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Bob Thompson and Patricia Suzanne Thompson, 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 and who further acknowledged that they are the Co-Trustees of The Thompson Management Trust u/a dated December 4, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of ~~December~~ NOV, 2024.

Notary Public
My Commission Expires: 10-16-26
Christine Williams

CHRISTINE WILLIAMS
Notary ID #131766917
My Commission Expires
October 16, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 12/2/24.

Affiant Signature – Joshua A. Terry

12/4/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 12/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29