WARRANTY DEED

Karen Johnson
Batch # 1214649
12/11/2024 10 25 25 AM
Fees $13 00 Taxes $2,590 00

Davidson County
DEEDWARR
2 pgs

20241211-0096130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

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)
Sjef Quaedvlieg	(Same)	
(NAME)	(NAME)	**093-13-0C-112.00-CO**
600 12th Ave S #622		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **STEPHANIE STACHURA AND MATTHEW STACHURA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SJEF QUAEDVLIEG, AN UNMARRIED MAN,** 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 condominium located in Davidson County, Tennessee, being Unit No. 622 of Icon in the Gulch, 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 Number 20080423-0041666, in the Register's Office for Davidson County, Tennessee, 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 Stephanie Stachura and Matthew Stachura, wife and husband by Warranty Deed from Gregg W. Sayers and Erica M. Sayers, husband and wife of record in Instrument No. 20211014-0138529 Register's Office for Davidson County, Tennessee, dated September 11, 2021 and recorded on October 14, 2021

This conveyance is subject to
- Taxes for the year 2024, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 117, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20080423-0041666 and amended in Instrument No. 20211028-0145150, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20080423-0041665, as amended in Instrument No. 20121009-0092463 and Instrument No 20121009-0092464, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20080423-0041667 and 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 of the Icon in the Gulch Master Condominium Association, Inc. of record in Instrument No 20080417-0038884, Register's Office for Davidson County, Tennessee
- Charter of the Icon in the Gulch Mid-Rise Condominium Assn , Inc. of record in Instrument No. 20080417-0038885, Register's Office for Davidson County, Tennessee
- Charter of the Icon in the Gulch Tower Condominium Association, Inc. of record in Instrument Number 20080417-0038886, in the Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument No 20040105-0001338 and Release of Temporary Construction Easement of record in Instrument No 20060421-0046184, Register's Office for

Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No 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 No. 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 No 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 location of which are shown on Survey of 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
• Assignment of Parking and Storage Spaces of record in Instrument Number 20140305-0018672, 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.
• Grant of Easement of record in Instrument Number 20180309-0022572, 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 S #622, 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 10 DAY OF DECEMBER, 2024.

Stephanie Stachura

Matthew Stachura

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE STACHURA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained ,

Witness my hand and official seal, this the 10th of December, 2024.

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW STACHURA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2024.

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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