WARRANTY DEED

Karen Johnson Davidson County
Batch# 1217689 DEEDWARR
12/18/2024 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20241218-0098205

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: _____

File #24-PA-0600-2010

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lee Sopczak	~~New Owner~~ VETERANS UNITED	
(NAME)	(NAME)	
600 12th Ave S Unit 2010	550 VETERANS UNITED DR	093 13 0C 380.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	COLUMBIA MO 65201	
(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,

JON P. CIRELLI, A SINGLE MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LEE SOPCZAK, A SINGLE 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:

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Unit No. 2010 of ICON IN THE GULCH TOWER CONDOMINIUM (the "Unit") and as established by the Master Deed Establishing ICON IN THE GULCH TOWER CONDOMINIUM of record in Instrument No. 20080423-0041667, as amended in Instrument Nos. 20191205-0125597, 20191205-0125663, 20200403-0035998 and 20211028-0145155, Register's Office for Davidson County, Tennessee. The ICON IN THE GULCH TOWER CONDOMINIUM constitutes the Tower Unit in the ICON IN THE GULCH MASTER CONDOMINIUM, as established by the Master Deed Establishing ICON IN THE GULCH MASTER CONDOMINIUM, of record in Instrument No. 20080423-0041665 and Assignment recorded in Instrument Nos. 20121009-0092463 and 20121009-0092464, in 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 TOWER CONDOMINIUM. Reference is hereby made to the plat of ICON IN THE GULCH TOWER CONDOMINIUM of record as Exhibit "D" of such Master Deed Establishing ICON IN THE GULCH TOWER CONDOMINIUM, for a more complete identification and description of such Unit.

Being the same property conveyed to Jon P. Cirelli, a single man, by Warranty Deed from Vadekma Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220623-0071779, in the Register's Office of Davidson County, Tennessee, dated June 21, 2022, and recorded on June 23, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH MASTER Condominium of record in Instrument No. 20080423-0041665 and Assignment recorded in Instrument Nos. 20121009-0092463 and 20121009-0092464; 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.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH TOWER Condominium of record in Instrument No. 20080423-0041667, as amended in Instrument Nos. 20191205-0125597, 20191205-

0125663, 20200403-0035998 and 20211028-0145155; 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.

*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060224-0021800.

13. Easement recorded in Instrument No. 20180309-0022572.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730.

*Charter for ICON in the Gulch Master Condominium Association, Inc., recorded in Instrument No. 20080417-0038884.

*Charter for ICON in the Gulch Tower Condominium Association, Inc., recorded in Instrument No. 20080417-0038886.

*An Ordinance Approving the Arts Center Redevelopment Plan of recorded in Book 10965, Page 404, as amended in Book 11625, Page 252, and Instrument No. 20020715-0084598.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **600 12th Avenue South, Unit 2010, Nashville, TN 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 9th day of December, 2024.

Jon P. Cirelli

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Palm Beach

On this 9th day of December, 2024, before me personally appeared Jon P. Cirelli, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of December, 2024.

Notary Signature
My commission expires: 12/29/25

CARRIE A. ARMSTRONG
NOTARY PUBLIC
Comm. # HH 192349
My Comm. Expires
Dec 29, 2025
STATE OF FLORIDA

Certificate of Authenticity

I, Amanda Maynor, 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

December 9, 2024.

Date

Affiant Signature

December 18, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18** day of **December**, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON