Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1226275
01/14/2025 11:14:17 AM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARR
2 pgs

20250114-0002862

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0288

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 th day of January, 2025

Notary Public

Commission Expires: 12/04/2027

CECELIA MAKOVEC
NOTARY PUBLIC
My Appointment Expires
December 4, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Susan Dunn, Robert J. Dunn and John E. Dunn 600 12th Avenue South, Unit 2012 Nashville, TN 37203	New Owners	093-13-0C-382.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ryan Hodge, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan Dunn, and Robert J. Dunn, husband and wife and John E. Dunn, an unmarried man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 2012, as set forth in the Master Deed establishing ICON in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665, said Register's Office and further by the Master Deed establishing ICON in the Gulch Tower Condominium, of record as Instrument No. 20080423-0041667, and as amended in Instrument No. 20211028-0145155, said Register's Office, said Unit also being shown as part of Exhibits "D" to said Master Deed.

BEING the same property conveyed to Ryan Hodge by Warranty Deed from Cassadee Pope, Trustee of The Jitterbug Trust u/a/d June 26, 2017, dated 3/16/2022 and recorded 3/30/2022 in Instrument No. 20220330-0036826, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 600 12th Avenue South, Unit 2012, 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 GRANTEES, their heirs and assigns forever; and we so

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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of January, 2025.

Ryan Hodge

STATE OF Kansas
COUNTY OF Sedgwick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Hodge** 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.

Witness my hand and official seal at 12:25p, ~~Jan.~~ Wednesday this 8th day of January, 2025 2025.

CECELIA MAKOVEC
My Appointment Expires
December 4, 2027

Notary Public
My Commission Expires: 12/04/2027

(Notary Seal)