Certificate of Authenticity

I, Harris Anthony, 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 February 24, 2025.

Date

Affiant Signature

3-3-25

Date

Karen Johnson Davidson County
Batch# 1242497 DEEDWARRSP
03/03/2025 11:43:30 AM 6 pgs
Fees: $33.00 Taxes: $1,861.10
20250303-0015583

State of Alabama

County of Jefferson

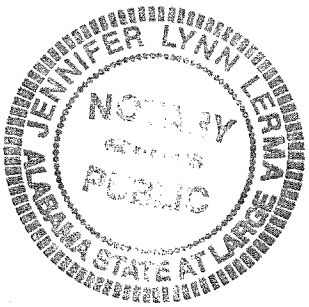
Sworn to and subscribed before me this 3rd day of March, 2025.

Notary's Signature

My Commission Expires: 9-15-2028

Date

Notary's Seal (if on paper)



Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Regan O. Aland 600 12th Avenue South, Unit 638 Nashville, TN 37203	093-13-0-C-127.00-CO	Same as New Owner
This instrument prepared by: Maynard Nexsen PC 1901 6th Avenue N, Suite 1700 Birmingham, AL 35203 Harris Anthony, Esq.		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ROBERT B. ALAND and wife KELLY O. ALAND** (collectively "Grantor"), whose address is 2921 Balmoral Rd. Birmingham, Alabama 35223, have bargained and sold, and by these presents transfer and convey to **REGAN O. ALAND** ("Grantee"), and Grantee's heirs and assigns, certain land in Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except the Permitted Encumbrances.

Grantor does hereby warrant that it will defend the Grantee against the lawful claims of all persons claiming by, through or under the Grantor but against none other, and further subject to all claims arising under or by virtue of the Permitted Exceptions.

[*Oath of Consideration on Following Page.*]

STATE OF AL
COUNTY OF Jefferson

The actual consideration or value, whichever is greater, for this transfer is $503,000.00.

_____, Affiant

Subscribed and sworn to before me this 24th day of February, 2025.

_____
Notary Public
My Commission Expires: _____

STATE OF ALABAMA NOTARY PUBLIC
KRISTIE KELLY
My Commission Expires
January 10, 2027

[*Signature Page Follows.*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 24th day of February, 2025.

GRANTOR:

Robert B. Aland

Kelly O. Aland

STATE OF AL)
)
COUNTY OF Jefferson)

Personally appeared before me, Robert B. Aland, the undersigned, a Notary Public in and for said County and State, **Robert B. Aland** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Birmingham, Alabama, on this the 24th day of February, 2025.

Notary Public

My Commission Expires:

KRISTIE KELLY
My Commission Expires
January 10, 2027

STATE OF AL)
)
COUNTY OF Jefferson)

Personally appeared before me, Kelly O Aland, the undersigned, a Notary Public in and for said County and State, **Kelly O. Aland** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Birmingham, Alabama, on this the 24th day of February, 2025.

Notary Public

My Commission Expires:

KRISTIE KELLY
My Commission Expires
January 10, 2027

EXHIBIT A

DESCRIPTION OF PROPERTY

A certain condominium located in Davidson County, Tennessee, being Unit No. 638 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 Registers 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 Robert B. Aland and wife Kelly O. Aland, by Warranty Deed from Jennifer A. Golub, of record in Instrument No. 20170703-0066584 on 7/03/2017, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

This is improved property known as:
600 12th Avenue South, Unit 638, Nashville, Tennessee 37203.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. 2025 Davidson County Taxes are a lien but not yet due and payable;

2. Subject to Master Deed Establishing Icon the Gulch Mid-Rise Condominium, of record in Instrument nos. 20080423-0041666; 20080423-0041665; 20080423-0041667; 20080417-0038886; 20060224-0021730; 20080417-0038884; and 20080417-0038885, Said Register's Office;

3. Subject to Easements of record in Instrument nos. 20080423-0041665; 20060224-0021800; 20020715-0084598; 20040105-001338; and 20060224-0021730, Said Register's Office;

4. Subject to Easements of record in Book 10965, Page 404 and Book 11625, Page 252, Said Register's Office;

5. Subject to Conditions of record in Instrument No. 20060731-0092178, Said Register's Office;

6. Subject to Notice of Completion, of record in Instrument No. 20080606-00584, Said Register's Office;

7. Subject to Survey by Littlejohn Engineering Associated dated October 28, 2005, shows a roadway encroachment at the northwest comer of said property;

8. Subject to Easements retained in Council Bills Nos. 658, and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associated dated October 28, 2005;

9. 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; and

10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.