WARRANTY DEED

File No. 2025-0091

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Affiant

Subscribed and sworn to before me on March 17, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES
12/17/2028

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson
Batch # 1248123
03/19/2025 12 54 45 PM
Fees $13 00 Taxes $3,977 50

Davidson County
DEEDWARR
2 pgs

20250319-0019835

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILL(S) TO	MAP - PARCEL NO
600 12th Avenue South Unit 205 Trust dated March 17, 2025 600 12th Avenue South, Unit 205 Nashville, TN 37203	New Owner	093-13-0C-005 00-CO

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RHONDA BENTZEN AND PATRICK BENTZEN, WIFE AND HUSBAND**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **600 12TH AVENUE SOUTH UNIT 205 TRUST DATED MARCH 17, 2025**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

A certain condominium located in Davidson County, Tennessee, being Unit No. 205 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 as Instrument No. 20080423-0041666, amended in Instrument No 20211028-0145155, in the 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 Master Deed establishing Icon in the Gulch Master Condominium, of record as Instrument Number 20080423-0041665, 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 RHONDA BENTZEN AND PATRICK BENTZEN, WIFE AND HUSBAND, by Warranty Deed from KATHY HEACOCK, MARRIED, of record in Instrument No. 20211020-0140933, dated October 15, 2021, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantors
2 Easements, setback lines, and all other matters as set forth on the above plan of record

3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 600 12th Avenue South, Unit 205, 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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on March 14, 2025

Grantor:

Rhonda Bentzen

Patrick Bentzen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rhonda Bentzen and Patrick Bentzen, the within named bargainor, 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, at office, this 14th day of March, 2025

Notary Public

My Commission expires 6/14/25

