Karen Johnson Davidson County
Batch# 1254631 DEEDWARR
04/01/2025 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250401-0024393

WARRANTY DEED

File No.: 2025-0123

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

Subscribed and sworn to before me on March 31, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Christopher Allen Staine 660 Golden Gate Point, 31 Sarasota, FL 34236	NEW OWNER	093-13-0C-332.00-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 **CHRISTOPHER ALLEN STAINE, A SINGLE MAN**, hereinafter called **"GRANTEE,"** his heirs 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. 1712 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. 20080423-0041667, amended in Instrument No. 20191205-125663, Instrument No. 20200403-0035998 and 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, HUSBAND AND WIFE, by Warranty Deed from DANNY G. STARKO, TRUSTEE OF THE DANNY G. STARKO LIVING TRUST DATED DECEMBER 18, 2019, of record in Instrument No. 20211008-0135684, dated September 29, 2021, and corrected in Notary Certificate of Correction dated March 14, 2025, of record in Instrument No. 20250319-0019711, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

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 1712, 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, his heirs 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, his 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 our hands on March 27, 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 27th day of March, 2025.

Notary Public

My Commission expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 27th, 2025

Affiant Signature

03/27/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 27th day of March, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY