Prepared by and Returnable to (after Recordation):
Seth A. Jones
EMERT CHUBB, LLC
P.O. Box 747
Independence, Kansas 67301

Karen Johnson
Batch # 1265899
04/30/2025 09:42:34 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250430-0033225

ADDRESS OF NEW OWNER:
Brad Oakes and Tracy Oakes
600 12th Avenue South
Unit 306
Nashville, TN 37203

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
093-13-0C-012.00 CO

TENNESSEE QUITCLAIM DEED

THE GRANTORS,

BRADFORD W. OAKES aka BRAD W. OAKES and TRACY A. OAKES, husband and wife

of the County of **Montgomery** and State of **Kansas** hereby QUITCLAIMS to

BRADFORD W. OAKES AND TRACY A. OAKES
REVOCABLE LIVING TRUST Dated February 21, 2025

any interest in and to the following described real estate, situated in the County of **Davidson** and State of **Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Unit No. 306 of Icon in the Gulch Mid-Rise Condominium, as established by the Master Deed establishing Icon in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's 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 in the Gulch Master Condominium, of record as Instrument No. 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 Guld Mid-Rise Condominium. Reference is hereby made to the plat of Icon in the Gulch Mid-Rise Condominium of record as Exhibit "D" to the Master Deed establishing Icon in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Kyndon Oakes, as to a 50% undivided interest (the "Individual Interest), Brad Oakes and wife, Tracy Oakes, as to a 50% undivided interest (the "entirety interest"), the said individual interest and the entirety interest, as they relate to each other, being held as tenants in common with the right of survivorship, by deed from Megan Marie McCrea and Richard McCrea, wife and husband of record in Instrument No. 20170419-0038164, dated April 14, 2017, and Scrivener's Affidavit in Instrument No. 20170620-0061880, dated June 15, 2017, said Register's Office.

Further being the same property conveyed to Brad Oakes and wife, Tracy Oakes, by quitclaim deed from Kyndon Oakes, an unmarried man, as to a 50% undivided interest of record in Instrument No. 20201030-0126604, dated October 28, 2020, said Register's Office (known as 600 12th Avenue, South, Unit 306, Nashville, Tennessee 37203).

for the sum of **Zero** Dollars.

Dated February 21, 2025

BRADFORD W. OAKES

TRACY A. OAKES

STATE OF **KANSAS**, **MONTGOMERY** COUNTY, ss

Be It Remembered, That on this 21st day of February, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came

BRADFORD W. OAKES aka BRAD W. OAKES and TRACY A. OAKES, husband and wife

who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

SARAH UNRUH
Notary Public, State of Kansas
My Appointment Expires
9-20-2026

Notary Public