WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 1315275 DEEDWARR 08/27/2025 09:02:30 AM 3 pgs Fees: $18.00 Taxes: $3,829.50 20250827-0068485	The actual consideration or value, whichever is greater, for this transfer is $1,035,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of August, 2025. Notary Public My commission expires: 4/18/2026 (AFFIX SEAL)

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Martin Baxley and Susan Baxley	New Owner	**093-13-0C-287.00co**
4179 Huron Road St. Petersburg FL 33708		

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

Barry Dane Alexander and Jacquelyn C. Alexander, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Baxley and Susan Baxley, husband and wife

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, being Unit No. 1501 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 provisions of Tennessee Code Annotated, Title 66, chapter 27, Section 101, ef seq., of record in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667 and corrected by Scrivener's Affidavit of record in Instrument No. 20141003-0091812, and further amended in Instrument No. 20191205-0125663, Instrument No. 20200403-0035998 and Instrument No. 20211028-0145155, said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Barry Dane Alexander and Jacquelyn C. Alexander, husband and wife, by Warranty Deed dated October 10, 2014, from Hemal Mehta and Rupal Mehta, husband and wife, of record in Instrument No. 20141016-0095499, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "D" to the Master Deeds of record in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041667, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) Master Deed establishing Icon in the Gulch Tower Condominium of record in Instrument No. 20080423-0041667 amended in Instrument No. 20191205-0125597, Instrument No. 20191205-0125663, Instrument No. 20200403-0035998, and instrument No. 20211028-0145155, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee.

3) Charter of Icon in the Gulch Tower Condominium Association, Inc., of record in Instrument No. 20080417-0038886, Register's Office for Davidson County, Tennessee.

4) Master Deed establishing Icon in the Gulch Master Condominium of record in Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee.

5) Charter of Icon in the Gulch Master Condominium Association, Inc., of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.

6) Subject to the conditions as set out in the Quitclaim Deed of record in Instrument No. 20060731-0092178, Register's Office for Davidson County, Tennessee.

7) Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.

8) Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps of record in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.

9) Restrictive Covenants for the Arts Center Redevelopment Plan of record in Book 10965 Page 404 amended in Book 11625 Page 252, Instrument No. 20020715-0084598, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715 and Instrument No. 20140410-0030060, Register's Office for Davidson County, Tennessee.

10) 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 Associates dated October 28, 2005.

11) Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

12) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20180309-0022572, Register's Office for Davidson County, Tennessee.

13) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.

This is improved property, known as 600 12th Avenue South, #1501, 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(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 22nd day of August, 2025.

Barry Dane Alexander

Jacquelyn C. Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Barry Dane Alexander and Jacquelyn C. Alexander the within named bargainor(s), 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 Nashville, Tennessee, this 22nd day of August, 2025.

Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/22/2025.

Affiant Signature – Joshua A. Terry

8/26/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/26/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27