WARRANTY DEED

Karen Johnson Davidson County
Batch# 1336337 DEEDWARR
10/21/2025 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,169.68
20251021-0083775

G-C-25-600-817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $586,400.00.

Susan McRevnolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2025.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Richard and Annette Scott Revocable Living Trust dated February 6, 2024, an any amendments thereto	FIFTH THIRD BANK NAT'L ASSOC	
(NAME) 6633 Barton Rd.	(NAME) 5050 KINGSLEY DR	093-13-0C-185.00-CO
(ADDRESS) North Olmstead, OH 44070	(ADDRESS) CINCINNATI, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY CAROLE PRASSE, TRUSTEE OF THE MARY CAROLE PRASSE TRUST DATED MAY 17, 2005 AND CHRISTEN PRASSE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD AND ANNETTE SCOTT, TRUSTEES OF THE RICHARD AND ANNETTE SCOTT REVOCABLE LIVING TRUST DATED FEBRUARY 6, 2024, AN ANY AMENDMENTS THERETO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 817 of Icon in the Gulch Mid-Rise Condominium (the "unit") and as established by the Master Deed Establishing Icon in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 as amended in Instrument No. 20211028-0145150, 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 as Assignment recorded in Instrument No. 20121009-0092463 and Instrument No. 20121009-0092464, said Register's Office. 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 said Unit.

Being the same property conveyed to Christen Prasse, a single person and Mary Carole Prasse, Trustee of Mary Carole Prasse Trust dated May 17, 2005 by Warranty Deed from Danielle Armbrecht and David Armbrecht, wife and husband of record in Instrument No. 20231006-0079038 Register's Office for Davidson County, Tennessee, dated October 06, 2023 and recorded on October 06, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 117, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080423-0041666 and amended in Instrument No. 20211028-0145150, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080423-0041665, as amended in Instrument No. 20121009-0092463 and Instrument No. 20121009-0092464, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080423-0041667 and amended in Instrument No. 20191205-0125597, Instrument No. 20191205-0125663, Instrument No. 20200403-0035998 and Instrument No. 20211028-0145155, Register's Office for Davidson County, Tennessee.
- Charter of the Icon in the Gulch Master Condominium Association, Inc. of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.
- Charter of the Icon in the Gulch Mid-Rise Condominium Assn., Inc. of record in Instrument No. 20080417-0038885, Register's Office for Davidson County, Tennessee.
- Charter of the Icon in the Gulch Tower Condominium Association, Inc. of record in Instrument Number 20080417-0038886, in the Register's Office for Davidson County, Tennessee.

- Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument No. 20040105-0001338 and Release of Temporary Construction Easement of record in Instrument No. 20060421-0046184, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
- 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.
- Subject to The Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, and further amended in Instrument No. 20020715-0084598, Register's Office for Davidson County, Tennessee.
- Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.
- 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.
- Assignment of Parking and Storage Spaces of record in Instrument Number 20140305-0018672, in the Register's Office for Davidson County, Tennessee.
- Subject to the Conditions as set out in the Quitclaim Deed of record in Instrument Number 20060731-0092178, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180309-0022572, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Ave S #817, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, 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 the14th DAY OF OCTOBER, 2025.

Mary Carole Prasse Trust Dated May 17, 2005

BY: Mary Carole Prasse

Mary Carole Prasse
Trustee

Christen Prasse

Christen Prasse

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY CAROLE PRASSE, TRUSTEE of MARY CAROLE PRASSE TRUST DATED MAY 17, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of October, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTEN PRASSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 14. 2025.

Affiant Signature

21st day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028