Karen Johnson Davidson County
Batch# 1405016 DEEDWARR
04/14/2026 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20260414-0030180

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

File# AD-26-1572

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of April, 2026.

Notary Public

Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kathryn Anne Leppla 600 12th Ave S #305 Nashville, TN 37203	Bell Bank 5500 Wayzata Boulevard Suite 300 Minneapolis, MN 55416	093-13-0C-011.00-CO

WARRANTY DEED

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

Kelly Marie Bucy, Trustee of the Kelly Marie Bucy Revocable Trust dated October 19, 2022

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn Anne Leppla, a single person

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:

Situated in Davidson County, Tennessee, being Unit No. 305 of 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 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. as set forth in Exhibit E of the Master Deed Establishing Icon in the Gulch Mid-Rise Condominium, references 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 Kelly Marie Bucy, Trustee of the Kelly Marie Bucy Revocable Trust dated October 19, 2022 and any amendments thereto by Quitclaim Deed from Kelly Bucy, a single person of record in Instrument No. 20221024-0115124 Register's Office for Davidson County, Tennessee, dated October 19, 2022 and recorded on October 24, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 600 12th Ave S #305, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 13th day of April, 2026.

Kelly Marie Bucy Revocable Trust dated October 19, 2022

By: _____, Trustee
Kelly Marie Bucy, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2026, personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kelly Marie Bucy, Trustee of Kelly Marie Bucy Revocable Trust dated October 19, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2026.

_____
Notary Signature
My commission expires:

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

Certificate of Authenticity

I, Leslie Hayes, 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 4/13/2026.

Date

Affiant Signature

4/13/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of April, 2026.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)