Karen Johnson Davidson County
Batch# 1422786 DEEDWARR
05/20/2026 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $2,338.40
20260520-0045463

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-1497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of May, 2026

Notary Public

Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Louis LaRocca and Joseph LaRocca 600 12th Avenue South #620 Nashville, TN 37203	NEW OWNER	093-13-0C-110.00-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, **Brianna Anne Grutadaurio, a single woman, and Anthony Grutadaurio, a married man** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Louis LaRocca, married and Joseph LaRocca, unmarried, joint tenants with right of survivorship** 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. 620 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, et seq., of record as Instrument No. 20080423-0041665, in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, and amended as Instrument No. 20211028-045150, in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deed.

Being the same property conveyed to Brianna Grutadaurio, a single woman, and Anthony Grutadaurio, as tenants in common by Warranty Deed from Tong Li and Bing Lu, Husband and Wife of record in Instrument No. 20220915-0102769 Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 15, 2022.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

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 Avenue South #620, 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 SGV 16th day of May, 2026.

Brianna Anne Grutadaurio
Brianna Anne Grutadaurio

STATE OF SGV TENNESSEE Florida
COUNTY OF DAVIDSON Miami-Dade

On this SGV 16th day of May, 2026, before me personally appeared Brianna Anne Grutadaurio, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this SGV 16th day of May, 2026.

Signer provided TN DL.

Samer Gorrin Vazquez
Notary Signature
My commission expires: 07/06/2028

SAMER GORRIN VAZQUEZ
Notary Public - State of Florida
Commission # HH 535436
Expires on July 6, 2028

Notarized remotely online using communication technology via Proof.

Anthony Grutadaurio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2026, before me personally appeared Anthony Grutadaurio to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of May, 2026.

Notary Signature
My commission expires:

This is improved property known as: 600 12th Avenue South #620, 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 18th day of May, 2026.

Brianna Anne Grutadaurio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2026, before me personally appeared Brianna Anne Grutadaurio, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of May, 2026.

Notary Signature
My commission expires:

Anthony Grutadaurio

Anthony Grutadaurio

STATE OF ~~TENNESSEE~~ SGV Florida
COUNTY OF ~~DAVIDSON~~ Miami-Dade

On this ~~18~~ 16th SGV day of May, 2026, before me personally appeared Anthony Grutadaurio to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~18~~ SGV 16th day of May, 2026.

Samer Gorrin Vazquez

Notary Signature
My commission expires: 07/06/2028

Signer provided FL DL.

SAMER GORRIN VAZQUEZ
Notary Public - State of Florida
Commission # HH 535435
Expires on July 6, 2028

Notarized remotely online using communication technology via Proof.

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on May 18, 2026.

Tracey Perry
Signature

Date: 5-19-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 19th day of May, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028