Karen Johnson Davidson County
Batch# 1456055 DEEDWARR
08/06/2026 08:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260806-0072315

Prepared by and return to:
Savannah Grace Maine, Esq.
Harkavy McDaniel Kaplan & Salomon P.C.
6060 Poplar Avenue, Ste. 140
Memphis, Tennessee 38119
(901) 761-1263

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **PAUL F. SHEA, a single man,** ("Grantor"), has bargained, sold, conveyed and by these presents does transfer sell and convey unto PAUL F. SHEA, Trustee of the **PAUL SHEA LIVING TRUST dated June 30, 2026** ("Grantee"), and said Trustee's successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1104 of ICON in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Tower Condominium of record in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record in 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 Gulch Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record in Exhibit "D" of such Master Deed Establishing ICON in the Gulch Tower Condominium, for a more complete identification and description of such Unit.

This real property being all or part of the property conveyed to Grantor by Quitclaim Deed dated March 22, 2021 and recorded of record on April 8, 2021 as Instrument No. 20210408-0046913 in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 093-13-0C-239.00 CO. Master Deed and ByLaws with assessments and easements of record as Instrument Nos. 20080423- 0041665 and 20080423-0041667, being amended in Instrument No. 20200403-0035998, said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20060224-0021730, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps of record as Instrument No. 20060224-021800, said Register's Office. The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and as Instrument No. 20020715-0084598, said Register's Office. Easement(s) retained in Council Bill Nos. 658 and 43-77 with respect to an alley closure. Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, as made applicable in Ordinance No. BL2000-476 filed in the Metropolitan Clerk's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

The Grantor states that the purpose of this Deed is to transfer the entire right, title and interest of Grantor in and to said real property to the **PAUL SHEA LIVING TRUST dated June 30, 2026.** The Trust is established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).

{Signature and Notary Page to Follow}

SIGNATURE AND NOTARY PAGE FOR WARRANTY DEED

WITNESS the Grantor's hands in Memphis, Tennessee on this 30th day of June, 2026.

PAUL F. SHEA, Grantor

STATE OF TENNESSEE
COUNTY OF SHELBY

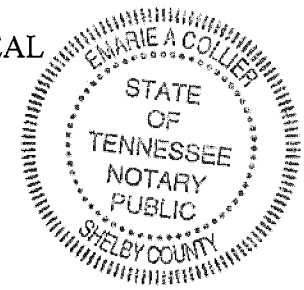
BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **PAUL F. SHEA**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument of his own free act and deed for the purposes therein contained.

WITNESS my hand, at office, in the aforesaid State and County on this 30th day of June 2026.

NOTARY PUBLIC

My Commission Expires: 1/15/30

SEAL



New Owner Name and Address: Paul F. Shea, Trustee of the Paul Shea Living Trust dated June 30, 2026 4863 Cole Road Memphis, TN 38117 Property Address: 600 12th Avenue South, Unit 1104 Nashville, TN 37203 Mail Tax Notice to: Paul F. Shea, Trustee of the Paul Shea Living Trust dated June 30, 2026 4863 Cole Road Memphis, TN 38117 Parcel Id Number: 093 13 0C 239.00	**This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(1)(E).**

I, Savannah Grace Maine, 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 this 30th day of June, 2026.

Savannah Grace Maine

Savannah Grace Maine

State of Tennessee
County of Shelby

Personally appeared before me, Melinda Thornton, a notary public for this county and state, Savannah Grace Maine, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

WITNESS my hand and Notarial Seal at office this 30th day of June, 2026.

Melinda P. Thornton

Notary Public

MY COMMISSION EXPIRES:

