Karen Johnson
Batch # 1456735
08/10/2026 10:26:41 AM
Fees: $13.00 Taxes: $2,349.50
Davidson County
DEEDWARR
2 pgs
20260810-0073342

TATE OF TENNESSEE
OUNTY OF DAVIDSON

IE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER,)R THIS TRANSFER IS $635,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7TH day of August, 2026.

Notary Public

(Affix Seal)

My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

2026-07-4382

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hudson Huntsinger and Susan M. Newman 600 12th Avenue South #535 Nashville, TN 37203	NEW OWNER	Map/Parcel 093-13-0C-084.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul Vredenburg, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Hudson Huntsinger, an unmarried man, and Susan M. Newman, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 535 of Icon in the Gulch Mid-Rise Condominium, 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, appurtenant to the Unit as set forth in Exhibit "E" of the Master Deed establishing Icon in the Gulch Mid-Rise Condominium. 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 such Unit.

Being the same property conveyed to Paul Vredenburg by Warranty Deed from Sterling T. Harrison and Kristi K. Harrison, husband and wife of record in Instrument No. 20201218-0150247 Register's Office for Davidson County, Tennessee, dated December 17, 2020 and recorded on December 18, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 600 12th Avenue South, #535, 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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

Paul Vredenburg warrants and affirms that the above-described real property is not now and has never been his or his spouse's primary residence.

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.

Effective the 6 day August, 2026.

Paul Vredenburg

STATE OF FLORIDA
COUNTY OF Orange

On this 6 day of August, 2026, before me personally appeared Paul Vredenburg, 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 6 day of August, 2026.

Notary Signature Ilena Dunlop
My commission expires: 1-6-2030
By Physical Presence

ILENA DUNLOP
Notary Public - State of Florida
Commission # HH 746962
My Comm. Expires Jan 6, 2030
Bonded through National Notary Assn.