Karen Johnson Davidson County
Batch# 1467943 DEEDWARR
09/03/2026 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20260903-0081963

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 12-26-2029

(AFFIX SEAL)

File No. PA-26-2941

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandria Irina Radko	New Owner	
(NAME)	(NAME)	
600 12th Avenue South, #1608		093-13-0C-311.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Layne Cuoco, Trustee of The GNL Trust dated October 22, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexandria Irina Radko, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 1608 of Icon in the Gulch Master Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Icon in the Gulch Master Condominium of record in Instrument Number 20080423-0041665, and further by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument Number 20080423-0041667, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed.

Being the same property conveyed to Gary Cuoco and Layne Cuoco, husband and wife by Warranty Deed from Michael Joel Silver and Abbe Rebecca Silver, Co-Trustees of the Michael J Silver Revocable Trust Dated June 17, 2016, Ninety One Percent (91%) and Rachel Tess Silver, Unmarried, Nine Percent (9%), Tenancy in Common of record in Instrument No. 20170310-0023830 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on March 10, 2017.

Being the same property conveyed to Gary Carmine Cuoco and Layne Ann Cuoco, Trustees of the GNL Trust, dated October 22, 2018 by Quitclaim Deed from Gary Cuoco and Layne Cuoco, husband and wife of record in Instrument No. 20181217-0122447 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 17, 2018.

This is property more commonly known as 600 12th Avenue South, #1608, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this ~~day~~ August 28th of 2025, 2026.

The GNL Trust dated October 22, 2018

By: Layne Cuoco
Layne Cuoco, Trustee

STATE OF _____
COUNTY OF _____

see attached NM

On this ____ day of _____, 2026, before me personally appeared Layne Cuoco, Trustee of The GNL Trust dated October 22, 2018, 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 _____ day of _____, 2026.

_____
Notary Signature
My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On August 23, 2026 before me, Rmehta, Notary Public
(insert name and title of the officer)

personally appeared Layne Cuoco,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. MEHTA
COMM. #2533822
NOTARY PUBLIC – CALIFORNIA
VENTURA COUNTY
My Commission Exp. Oct. 28, 2029

Signature Rmehta (Seal)

Tennessee Certification of Electronic Document

I, Justin Foster 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 8-31-26 (date of document).

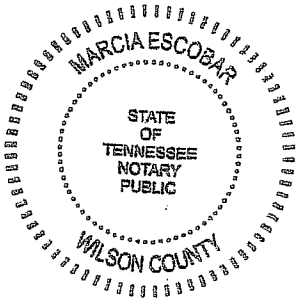
Affiant Signature

8-31-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st of August, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027