WARRANTY DEED

Karen Johnson Davidson County
Batch# 428536 **DEEDWARR**
06/30/2020 12:33:47 PM 2 pgs
Fees: $13.00 Taxes: $1,883.30

20200630-0070713

G-VRES-20-1400-330

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tracy Thomas Peck	**Summit Funding, Inc.**	
(NAME)	(NAME)	
1400 Rosa L Parks Blvd. #330	**P.O. Box 15167**	**081-12-0B-330.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Sacramento, CA 95813-9998**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARL KATERNDAHL AND SHEILA KATERNDAHL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRACY PECK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: unmarried

A certain condominium located in Davidson County, Tennessee, being Unit No. 330 of The Lofts at Werthan Mills Condominiums, 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 The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, as amended in Instrument Number 20040521-0059936, Instrument Number 20040712-0082926, Instrument Number 20050202-0012489, Instrument Number 20051230-0156950 and Instrument Number 20060901-0108138, 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 upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Carl Katerndahl and Sheila Katerndahl, husband and wife by Warranty deed from Christopher Ellis, married of record in Instrument No. 20160311-0023529 Register's Office for Davidson County, Tennessee, dated March 10, 2016 and recorded on March 11, 2016.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-156950, Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
- Restrictions for Phillip-Jackson Street Redevelopment Plan in Book 9183, page 130, Book 11625, page 280 and Instrument 20020425-0051069, Register's Office for Davidson County, Tennessee.
- Amended and Restated of record in Instrument Number 20050128-0010691, in the Register's Office for Davidson County, Tennessee.
- Amended and Restated Articles of Organization of The Lofts at Werthan Mills, LLC of record in Instrument Number 20031017-0153840, in the Register's Office for Davidson County, Tennessee.
- Articles of Organization of Lofts at Werthan Mills III, LLC of record in Instrument Number 20041228-0152779, in the Register's Office for Davidson County, Tennessee.

- Easement for Driveway and Walkway Access in Instrument 20031023-0157114, Register's Office for Davidson County, Tennessee.
- Sewer Line Easement in Book 1291, page 593, Register's Office for Davidson County, Tennessee.
- Railroad Line Easement in Book 175, page 137, Register's Office for Davidson County, Tennessee.
- Easement for 15 foot Alley and Utilities Easement in Book 4718, page 619, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20031027-0157822, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20050202-0012491, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1400 Rosa L Parks Blvd. #330, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 25th DAY OF JUNE, 2020.

Carl Katerndahl by Attorney in Fact

Carl Katerndahl by Margaret Means,
Attorney in Fact

Sheila Katerndahl by Attorney in Fact

Sheila Katerndahl by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CARL KATERNDAHL AND SHEILA KATERNDAHL, and who acknowledged he/she/they executed the same as the free act and deed of the said CARL KATERNDAHL AND SHEILA KATERNDAHL.

Witness my hand and official seal, this the 25th of June, 2020.

Briana Gage

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212