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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829154** Karen Johnson Davidson County Batch# 474558 DEEDWARR 09/14/2020 09:29:10 AM 2 pgs Fees: $13.00 Taxes: $1,406.00 20200914-0104231	STATE OF TENNESSEE) Florida COUNTY OF DAVIDSON) Pinellas The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2020. ROSEMARIE HARNEN MY COMMISSION # GG 957448 EXPIRES: March 20, 2024 Bonded Thru Notary Public Underwriters Notary Public My Commission Expires: 20 March 2024

WARRANTY DEED

Address New Owner: 306 Werthan, LLC 1350 Rosa Parks Blvd #306 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 12 0B 477.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna Katherine Guengerich, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **306 Werthan, LLC, an Alabama limited liability company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 306, Werthan Lofts IV Condominiums, as established under Master Deed of Record in Instrument 20070117-0006776, amended in Instrument Nos. 20071220-0146056, 20080118-0006036 and 20080211-0013846 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to John W. Janusek and Anna Katherine Guengerich, husband and wife, by QuitClaim Deed from John W. Janusek, unmarried, of record in Instrument No. 20160105-0000636, in the Register's Office of Davidson County, Tennessee, dated December 25, 2015 and recorded on January 5, 2016. John W. Janusek having died on October 22, 2019 leaving Anna Katherine Guengerich as sole tenant by the entirety.

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.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Werthan Lofts, as recorded in Instrument No. 20070103-0001325.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, as amended by instrument(s) of record in Instrument Nos. 20040521-0059936; 20040712-0082926; 20050202-0012489; 20051230-0156950 and in Instrument No. 20060901-0108138; also subject to easements, rights and interests 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 building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Werthan Lofts IV & V Condominiums of record in Instrument No. 20070117-0006776, Scrivener's Affidavit recorded in Instrument No. 20090421-0036270, as amended by instrument(s) of record in Instrument No. 20071220-0146056 and Scrivener's Affidavit recorded in Instrument No. 20080118-0006036; amended in Instrument Nos. 20080211-0013846; 20110609-0044280; Scrivener's Affidavit recorded in Instrument No. 20150205-0011062; amended in Instrument Nos. 20110713-0053571; 20120723-0064381; 20130222-0018099; 20131230-0130918; 20140725-0066210; and in Instrument No. 20150225-0016078; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130; amended in Book 11625, Page 280; Instrument Nos. 20020425-0051069; 20130903-0092714 and 20130903-0092717.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20051021-0127560.

Easement recorded in Book 175, Page 137; Book 1291, Page 593 and in Book 4718, Page 619. Easements recorded in Instrument No. 20031023-0157114, 20050202-0012491, 20061113-0139884, 20070906-0106750, 20080118-0005860, 20120831-0078810, 20120831-0078810, and 20120831-0079083..

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061113-0139906.

This is improved property located at 1350 Rosa Parks Blvd #306 Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2020.

Anna Katherine Guengerich

STATE OF Florida)
COUNTY OF Pinellas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Katherine Guengerich, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2020.

Notary Public
My Commission Expires: 20 March 2024

ROSEMARIE HARNEN
MY COMMISSION # GG 957448
EXPIRES: March 20, 2024
Bonded Thru Notary Public Underwriters