Karen Johnson Davidson County
Batch# 524341 **DEEDWARR**
12/03/2020 12:03:12 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00

20201203-0140535

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

Affiant

Sworn to and subscribed before me this 30th day of November, 2020.

Notary Public
My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Mark Alan Klacik	1350 Rosa Parks Blvd. Unit 237	Owner	
1350 Rosa Parks Blvd. Unit 237			**081-12-0T-237.00-CO**
Nashville, TN 37208	Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Allison Stites f/k/a Allison Hae Jin Cowan, a married woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Mark Alan Klacik, unmarried man,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 237, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scriveners Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0004381, 20131230-0130018 and 20140725-0066210, in the Registers 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 Allison Hae Jin Cowan, an unmarried woman by Warranty deed from Werthan V Lofts, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141117-0105772 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record as Instrument Number 20070103-0001325, Register's Office of Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to

Return to:
Rudy Title and Escrow, LLC
2912 21st Avenue South
Nashville, TN 37212
File #: 4-SB-LW20-1350-237

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 Werthan Lofts IV and V Condominiums, Phase V of record in Instrument Number 20070103-0001325, Instrument No. 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Agreement in Instrument No. 20090526-0048069, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 Instrument No. 20150205-0011062, Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument No. 20080111-0003459, Instrument No. 20051012-0123079, Instrument No. 20060728-0091775 and Instrument No. 20031027-0157822, in the Register's Office for Davidson County, Tennessee.

Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717 and Instrument No. 20130222-0018099, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20061113-0139906 and Instrument No. 20061113-0139884, in the Register's Office for Davidson County, Tennessee.

Water Line Easement of record in Instrument Number 20070906-0106750, in the Register's Office for Davidson County, Tennessee.

Easement for Light, Air and View of record in Instrument Number 20080117-0005376 and Instrument No. 20080118-0005860, in the Register's Office for Davidson County, Tennessee.

Sewer Line Easement of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.

Railroad Line Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.

Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.

Grant of Easement for driveway and Walking Access of record in Instrument Number 20031023-0157114, in the Register's Office for Davidson County, Tennessee.

Grant of Easement for Parking (Phase III) of record in Instrument Number 20050202-0012491, in the Register's Office for Davidson County, Tennessee.

Easement for Public Utilities & Drainage of record in Instrument Number 20120831-0079083, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120831-0078810, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

Jonathan Stites, husband of Allison Stites f/k/a Allison Hae Jin Cowan, is joining in this conveyance for the sole purpose of conveying any and all right, title, and interest he may have in and to the subject property by reason of his marital status or otherwise.

WITNESS my hand this the 30th day of November, 2020.

Allison Stites f/k/a Allison Hae Jin Cowan

Jonathan Stites

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Allison Stites f/k/a Allison Hae Jin Cowan, a married woman and Jonathan Stites,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of November, 2020.

NOTARY PUBLIC
My Commission Expires: _____

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/26/2024