Karen Johnson Davidson County
Batch# 561589 DEEDWARR
01/26/2021 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $989.75
20210126-0011603

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201231901

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $267,500.00.

Julie Bailey
Affiant

Subscribed and sworn to before me, this 25th day of January, 2021.

Emily M Dudley
Notary Public
My Commission Expires: 09-02-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vikas Mohindra 700 12th Avenue S. #609 Nashville TN 37203	Fifth third Bank 5050 Kingsley Drive Cincinnati, OH 45263	Tax Parcel ID No. 081 12 0T 245.00

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, **JH Holding & Investment, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vikas Mohindra, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 245 of Werthan Lofts IV & V Condominiums, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Werthan Lofts IV & V Condominiums, a Horizontal Property Regime, of record in Instrument Number 20070117-0006776, as amended, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B-3" to Amendment Number 7 to Master Deed Werthan Lofts Condominiums, Instrument Number 20140725-0066210; together with a percentage interest in the common elements as set forth in said Deed.

Being the same property conveyed to JH Holding & Investment, LLC, by Deed In Lieu Of Foreclosure, from Will Eubanks, a single person, a/k/a William Patrick Eubanks, of record in Instrument No. 20150407-0030321, in the Register's Office of Davidson County, Tennessee, dated April 4, 2018 and recorded on April 4, 2018.

Being the same property conveyed to JH Holding & Investment, LLC, by Quit Claim Deed, from Will Eubanks, a single person, of record in Instrument No. 20180404-0031506, in the Register's Office of Davidson County, Tennessee, dated April 4, 2018 and recorded on April 4, 2018.

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 2021 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 Werthan Lofts IV & V Condominium of record in Instrument No. 20070117-0006776, as amended by instrument(s) of record in Instrument No(s). 20071220-0146056 (corrected by Instrument No. 20080118-0006036), 20080211-0013846, 20110609-0044280 (corrected by Instrument No. 20150205-0011062), 20110713-0053571, 20120723-0064381, 20130222-0018099, 20131230-0130918, 20140725-0066210, and 20150225-0016078; being corrected by Instrument No. 20090421-0036270; 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 for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130, Book 11625, Page 280, and Instrument No. 20020425-0051069, Instrument Nos. 20130903-0092714, 20130903-0092717.

Easement for Utilities, recorded in Book 4718, Page 619.

Easement for Driveway, recorded in Instrument No. 20031023-0157114.

Easement for Parking, recorded in Instrument No. 20050202-0012491.

Easement for Storm Drainage, recorded in Instrument No. 20061113-0139884.

Easement for Public Water, recorded in Instrument No. 20070906-0106750.

Easement for Light, Air, and View, recorded in Instrument No. 20080117-0005376, corrected by Instrument No. 20080118-0005860.

Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20120831-0078810.

Easement for Public Utilities and Drainage, recorded in Instrument No. 20120831-0079083.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061113-0139906 and Instrument No. 20120831-0078810.

License Agreement as set forth in instrument recorded in Instrument No. 20090526-0048069, and being amended by Instrument No. 20130222-0018099.

Rights or claims of parties in possession not shown by the public record.

This is improved property located at 1350 Rosa L Parks Blvd Apt 245 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 25th day of January, 2021.

JH Holding & Investment, LLC

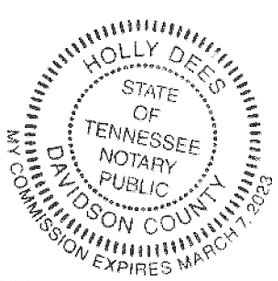
Jonathan B. Harris, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan B. Harris, with whom I am personally acquainted, and who acknowledged himself to be the Managing Member of J H Holdings & Investment, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Managing Member.

Witness my hand, at office, this 25th day of January, 2021.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022