Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch# 624775 DEEDWARR
04/28/2021 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20210428-0057010

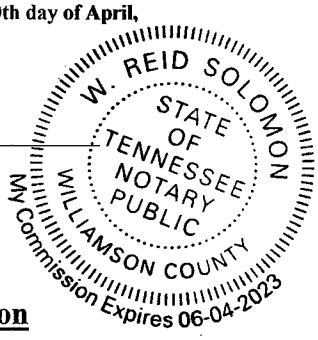
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me this 20th day of April, 2021.

Notary Public
My commission expires: _____



Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Donnie W. Rutledge, II 1350 Rosa L. Parks, #255 Nashville, TN 37208	New owner	081-12-0T-255-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Brett McCarthy and Miranda L. McCarthy, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Donnie W. Rutledge, II and Alyson Marie Rutledge, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 255 of the Werthan Lofts IV and V Condominiums, Phase V, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as corrected by Affidavit of record in Instrument No. 20090421-0036270, and further amended in Instrument No. 20071220-0146056, as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, as corrected by Affidavit of record in Instrument No. 20150205-0011062, and further amended in Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. For further

reference see Exhibit "B-3" to the Amendment No. 7 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No. 20140725-0066210, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Brett J. McCarthy, married, by deed from Leslie Murphy, unmarried, of record in Instrument No. 20190607-0054519, Register's Office for Davidson County, Tennessee, and dated May 31, 2019. Being further conveyed to Brett McCarthy and Miranda L. McCarthy, husband and wife, by Quitclaim Deed from Brett McCarthy of record in Instrument No. 20190722-0071509, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Werthan Lofts of record in Instrument No. 20070103-0001325 Register's Office for Davidson County, Tennessee.

2. Public Utilities and Drainage Easement of record in Instrument No. 20120831-0078810 and 20120831-0079083 Register's Office for Davidson County, Tennessee.

3. Driveway and Walkway Easement of record in Instrument No. 20031023-0157114 Register's Office for Davidson County, Tennessee.

4. Public Water Easement of record in Instrument No. 20070906-0106750Register's Office for Davidson County, Tennessee.

5. Easement for Alley of record in Book 4718 Page 619 Register's Office for Davidson County, Tennessee.

6. Storm Drainage Easement of record in Instrument No. 20061113-0139884 Register's Office for Davidson County, Tennessee.

7. Easement of record in Book 175 Page 137 and Book 1291 Page 593 Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Instrument No. 20061113-0139906 and 20120831-0078810 Register's Office for Davidson County, Tennessee.

9. Parking Easement of record in Instrument No. 20050202-0012491 Register's Office for Davidson County, Tennessee.

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

11. Agreement as set forth in Instrument No. 20090526-0048069 and 20130222-0018099

Register's Office for Davidson County, Tennessee.

12. Restrictive covenants for Werthan Lofts of record in Instrument No. 20070117-0006776 and amended in Instrument No. 20071220-0146056, Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, and Instrument No. 20150225-0016078 Register's Office for Davidson County, Tennessee.

13. Charter for Werthan Lofts IV & V Condominium Homeowners Association of record in Instrument No. 20080111-0003459 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1350 Rosa L Parks Boulevard, #255, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 16th day of April, 2021.

Brett McCarthy

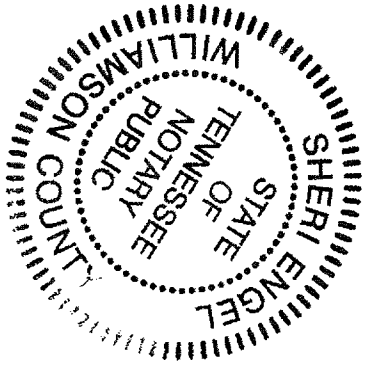
Miranda L. McCarthy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of April, 2021, before me personally appeared Brett McCarthy and Miranda L McCarthy, 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 16th day of April, 2021.

Notary Signature
My commission expires: 12-18-23



Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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