Karen Johnson Davidson County
Batch# 688234 DEEDWARR
08/02/2021 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,988.58
20210802-0103345

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $537,455.00.

Affiant

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

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer Lee Corbett	New Owner	Map 081-12-0-B Parcel 110-00eo
1400 Rosa L. Parks Blvd. #110		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard Din and wife, Jeanette Brignoni

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Lee Corbett, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 110 together with the allocated parking space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for The Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee; said Unit being depicted on the site plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed to Richard Din, a married man, by Deed dated February 29, 2016 from Matthew H. Leverton, a single man, of record in Instrument No. 20160301-0019348, Register's Office for Davidson County, Tennessee.

Jeanette Brignoni, spouse of the above named Richard Din, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed on behalf of Jeanette Brignoni, pursuant to a Power of Attorney executed by her on the 13th day of July, 2021, of record in Instrument No. 20210802010344, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record as set out on the Site Plan attached to the Master Deed as Exhibit "D" as shown in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Easement for sewer purposes as set out in the deed of record in Book 1291, Page 593, said Register's Office. 3) Dedication of Easement for an alley conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 4718, Page 619, said Register's Office. 4) Grant of Easement for driveway and walkway access of record in Instrument No. 20031023-0157114, said Register's Office. 5) Restrictive Covenants contained in instrument of record in Book 9183, Page 130, and in Book 11625, Page 280, Register's Office for Davidson County, Tennessee. 6) Grant of Easement for parking of record in Instrument No. 20050202-0012491, said Register's Office. 7) License Agreement of record in Instrument No. 20090526-0048069, said Register's Office. 8) Master Deed and By-Laws of The Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, and amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, said Register's Office. 9) Charter of The Lofts at Werthan Mills Condominium Association, Inc. of record in Instrument No. 20031027-0157822, Register's Office for Davidson County, Tennessee. 10) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as 1400 Rosa L. Parks Blvd. #110, 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 GRANTEES 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 GRANTEES, 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 **20th** day of **July, 2021.**

Richard Din

Jeanette Brignoni by R Din Attorney-in-Fact

Jeanette Brignoni by Richard Din, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard Din,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **July, 2021.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **20th** day of **July, 2021**, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Richard Din**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Jeanette Brignoni**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jeanette Brignoni**, for the purpose therein contained, by signing the name of **Jeanette Brignoni**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **July, 2021.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/20/21.

Affiant Signature

7/23/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/23/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON