Karen Johnson Davidson County
Batch# 706450 DEEDQC
08/30/2021 09:12:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210830-0116334

Commitment Number: 28600395
Seller's Loan Number: 2201282430

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Mark Stratton and **Dawn Herrmann**, 1350 ROSA L PARKS BLVD # 442 Nashville TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081 12 0B 526.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Mark Stratton, grantor, a married man, whose mailing address is **1350 ROSA L PARKS BLVD # 442 Nashville TN 37208**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Mark Stratton** and **Dawn Herrmann**, husband and wife, as Joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1350 ROSA L PARKS BLVD # 442 Nashville TN 37208**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1350 ROSA L PARKS BLVD # 442 Nashville TN 37208

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190514-0045254 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 081 12 0B 526.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on May 21, 2021:

Mark E. Stratton

Mark Stratton

STATE OF Colorado
COUNTY OF Denver

The foregoing instrument was acknowledged before me on May 21, 2021 by **Mark Stratton** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Gail A. Edwards

Notary Public Gail A. Edwards

GAIL A. EDWARDS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034016316
MY COMMISSION EXPIRES MAY 16, 2023

State of Colorado
County of Denver

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me Gail A. Edwards, Notary Public
This 21st day of May, 2021.

GAIL A. EDWARDS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034016316
MY COMMISSION EXPIRES MAY 16, 2023

Affiant

Print Name Mark Stratton

(Seal)

Notary Public

My commission expires:
May 16, 2023

Gail A. Edwards
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 422 of the Werthan Lofts IV and V Condominiums, Phase 4, 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 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 in Instrument No. 20150205- 0011062, and further amended in Instrument No. 20110713-0053571, Instrument No. 20120723- 0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-00662]0, 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-1" to the Amendment No. 1 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No. 20071220-0146056, said Register's Office, for a more complete identification and description of such Unit. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325. Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183. Page 130 and Book 11625, Page 280, Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717. Terms and provisions of the Articles of Organization of Werthan IV. LLC, recorded in Instrument No. 20051012-0123079, amended and restated at Instrument No. 20060728-0091775. Terms and provisions of the Articles of Organization of Werthan V, LLC, recorded in Instrument No. 20060711-0083412; Acknowledgement of Conversion recorded at Instrument Nos. 20120126-0007567 and 20130102-0000357. Conditions, covenants, reservations, requirements. restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deeds 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. 20060901-0108138, 20070117-0006776, Scrivener's Affidavit recorded at Instrument Nos. 20090421-0036270, 20071220-0146056; correction at Instrument Nos. 20080118-0006036, 20080111-0003459, 20080211.0013846, 20110609-0044280, 20150205-0011062. 20110713-0053571, 20120723-0064381, 20130222-0018099, 20131230-0130918, 20140725-0066210 and 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. Easement for Public Utilities and Drainage, recorded in Instrument Nos. 20120831-0078810 and 20120831-0079083. Easement for Driveway and Walkway Access, recorded in Instrument No. 20031023-0157114. Easement for Public Water, recorded in Instrument No. 20070906-0106750. Easement for Alley, recorded in Book 4718, Page 619. Easement for Storm Drainage, recorded in Instrument No. 20061113-0139884. Easements recorded in Book 175. Page 137 and Book 1291, Page 593. Easement for Parking, recorded in Instrument No. 20050202-0012491. Easement for Light, Air and View, recorded in Instrument No. 20080117-0005376, corrected at Instrument No. 20080118-0005860. Storm Water Detention Agreement as set forth in instrument recorded in Instrument Nos. 20061113-0139906 and 20120831-0078810. Subject to any Party wall(s) situated partly on the insured property and partly on adjoining properties. Agreement as set forth in instrument recorded in Instrument Nos. 20090526-0048069 and 20130222-0018099. Being the same parcel conveyed to Mark Stratton from Rockway Properties LLC, a Tennessee limited liability Company, joined by the members David Cohen And Claudia Cohen, by virtue of a deed dated 5/8/2019, recorded 5/14/2019,as instrument no. 20190514-0045254, county of Davidson, state of Tennessee.

Tennessee Certification of Electronic Document

I, Kathy Jo Peak, 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 5/21/2021 (date of document).

Kathy Jo Peak
Affiant Signature

7/1/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries