Karen Johnson Davidson County
Batch# 814572 DEEDWARR
03/03/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220303-0024082

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$535,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Phillip F. Mauro and Anna Catheryn Mauro 1350 Rosa L Parks Blvd Unit 306 Nashville, TN 37208	**New Owner**	081-12-0B-477.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **306 Werthan, LLC, an Alabama limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Phillip F. Mauro and Anna Catheryn Mauro, husband wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 306, Werthan Lofts IV & V Condominiums, as established under Master Deed of record in Instrument 20070117-0006776, amended in Instrument Nos. 20071220-0146056, 20080118-0006036 and 20080211-0013846, in the Register's Office for 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 306 Werthan, LLC, an Alabama Limited Liability Company, by Warranty Deed from Anna Katherine Guengerich, unmarried, dated 09/10/2020 and recorded 09/14/2020, of record in Instrument 202009140104231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1350 Rosa L Parks Blvd Unit 306, 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, their heirs and assigns forever; and we do covenant with 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 the 17th day of February, 2022.

306 Werthan, LLC

BY: _____
Jeannie M. Rogers, Member

BY: _____
Tammy L. Irons, Member

STATE OF ALABAMA

COUNTY OF Lauderdale

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeannie M. Rogers and Tammy L. Irons, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Members of 306 Werthan, LLC, the within named bargainor, a limited liability company, and that they as such Members being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeannie M. Rogers and Tammy L. Irons as such Members.

Witness my hand and official seal, this the 17th of February, 2022.

_____
Notary Public

My Commission Expires: 3/15/22

Tennessee Certification of Electronic Document

I, Sarah Lite, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 02/17/22.

Affiant Signature

02/17/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of February, 2022

Notary Signature

My Commission Expires: 11-19-23

