Karen Johnson Davidson County
Batch# 870700 DEEDWARR
06/13/2022 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20220613-0067193

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $830,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rosa Parks BLVD, LLC	New Owner(s)	081-12-0B-325.00-CO
P.O. Box 1031		
Dillon, MT 59725		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT ROTHAUSER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSA PARKS BLVD, LLC, A COLORADO LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 325, 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 #20031023-0157113, as amended in Instrument #20040521-0059936, Instrument #20040712-0082926, Instrument #20050202-0012489, Instrument #20051230-0156950 and Instrument #20060901-0108138, 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 Robert Rothauser, unmarried by Warranty deed from Bradley G. Norris, an unmarried man of record in Instrument No. 20110103-0000569 Register's Office for Davidson County, Tennessee, dated December 27, 2010 and recorded on January 03, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1400 Rosa L Parks Boulevard, Unit 325, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of June, 2022.

Robert Rothauser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Rothauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of June, 2022.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 June 7, 2022 ____ (date of document).

Affiant Signature

June 7, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of June, 2022.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025