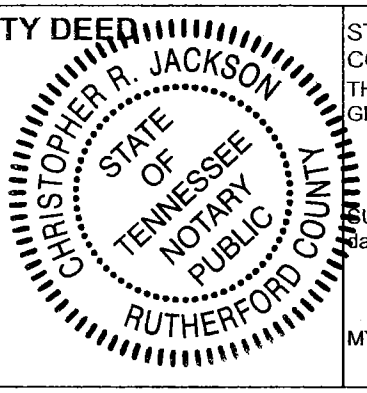
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank J Delfino	Frank J. Delfino	081-12-0B-529.00-CO
(NAME)	(NAME)	
1350 Rosa L. Parks Blvd., Unit 425	P.O. Box 2055	Karen Johnson Davidson County Batch# 905043 DEEDWARR 08/18/2022 11:41:30 AM 4 pgs Fees: $23.00 Taxes: $2,264.40 20220818-0093687
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Columbia, TN 38402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Kent Humerickhouse and Ozcan Humerickhouse**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Francis J. Delfino (aka Frank J. Delfino) and Donna Kaye Delfino, Trustees of the Delfino Family Trust u/a/d November 7, 2018**, hereinafter called the GRANTEE(S), his/her/their 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 425 and one parking space, Werthan Lofts IV Condominiums, as established under Master Deed of record as Instrument No. 20070117-0006776, as amended as 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 Kent Humerickhouse, a married man and Ozcan Humerickhouse, a single woman by Warranty Deed from Ryecs, LLC, a South Carolina Limited Liability Company, dated 07/01/2019, of record in Instrument 201907020064275, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters shown on the plat of record in Plat Instrument 200701030001325, (2) Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, (3) Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Werthan Lofts IV and V Condominiums, Phase V of record in Instrument Number 20070103-0001325, Instrument No. 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, Instrument No. 20071220-0146056, Instrument No. 20080118-0006036,Instrument No.

20080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Agreement in Instrument No. 20090526-0048069, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 Instrument No. 20150205-0011062, Instrument No. 20150225-0016078, (4) Grant of Easement for driveway and Walking Access of record in Instrument Number 20031023-0157114, (5) Grant of Easement for Parking (Phase III) of record in Instrument Number 20050202-0012491, (6) Storm Water Detention Agreement of record in Instrument Number 20061113-0139906 and Instrument No. 20061113-0139884, (7) Water Line Easement of record in Instrument Number 20070906-0106750, (8) Easement including terms and conditions thereof as recorded in Instrument 20080117000537 6, (9) Easement including terms and conditions thereof as recorded in Instrument 20080118000586 0, (10) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120831-0078810, (11) Easement for Public Utilities & Drainage of record in Instrument Number 20120831-0079083, (12) Charter for I-IOA of record in Instrument Number 20080111-0003459, Instrument No. 20051012-0123079, Instrument No. 20060728-0091775 and Instrument No. 20031027-0157822, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1350 Rosa L. Parks Boulevard, Unit 425, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16 day of August, 2022

Kent Humerickhouse

Kent Humerickhouse

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent Humerickhouse, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16 day of August, 2022.

Notary Public: Candace B. Washington
My Commission Expires: 8/5/2024

CANDACE B. WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Online Notary Public
My Commission Expires:
Aug 5, 2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 72c3510d-2b87-4668-b843-49883552c5ea

202208180093687

Ozcan Humerickhouse

Ozcan Humerickhouse

State of Florida
County of St. Lucie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ozcan Humerickhouse, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15 day of August, 2022.

Geraldine Pierre-Fleurimond

Notary Public:
My Commission Expires: 7/28/2024

GERALDINE PIERRE-FLEURIMOND
Notary Public - State of Florida
Commission # HH 24703
My Comm. Expires Jul 28, 2024

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: f32c94ce-c249-4d41-8233-3145084f9038

202208180093687

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 August 16, 2022

Affiant Signature

August 16, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16th day of August, 2022.

Notary Public

(SEAL)

ROBYN DUSRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-18-2025

900