Karen Johnson Davidson County
Batch# 922888 DEEDWARR
09/28/2022 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20220928-0107381

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220842223**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ SUMNER) The actual consideration or value, whichever is greater, for this transfer is: ~~$429,900.00~~. Affiant Subscribed and sworn to before me, this 27th day of September, 2022. Notary Public My Commission Expires: 10-21-2024

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Carl N. Vassar, Jr. and Carlene O. Vassar 1350 Rosa L Parks Blvd Apt 226 Nashville TN 37066	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-12-0B-464.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Scuderi, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl N. Vassar, Jr., and Carlene O. Vassar, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 226, Werthan Lofts IV Condominiums, as established under Master Deed of record as Instrument No. 20070117-0006776, as amended as Instrument No. 20071220-0146056, Instrument No. 20080118-0006036 and Instrument No. 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 Benjamin Scuderi, an unmarried man by Warranty Deed from Laura Belsley, a single person of record in Instrument No. 20191119-0119068 Register's Office for Davidson County, Tennessee, dated November 12, 2019 and recorded on November 19, 2019.

Caroline Olivia Gregory joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Benjamin Scuderi.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070103-0001325, Register's Office of Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 and Instrument No. 20220323-0033402, Register's Office for Davidson County, Tennessee.
Charter for HOA 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.
Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20061113-0139906 and Instrument No. 20061113-0139884, in the Register's Office for Davidson County, Tennessee.
Water Line Easement of record in Instrument Number 20070906-0106750, in the Register's Office for Davidson County, Tennessee.
Easement for Light, Air and View of record in Instrument Number 20080117-0005376 and Instrument No. 20080118-0005860, in the Register's Office for Davidson County, Tennessee.
Sewer Line Easement of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.
Railroad Line Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.
Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.
Grant of Easement for driveway and Walking Access of record in Instrument Number 20031023-0157114, in the Register's Office for Davidson County, Tennessee.
Grant of Easement for Parking (Phase III) of record in Instrument Number 20050202-0012491, in the Register's Office for Davidson County, Tennessee.
Easement for Public Utilities & Drainage of record in Instrument Number 20120831-0079083, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120831-0078810, in the Register's Office for Davidson County, Tennessee.
Boundary and Party Wall Agreement of record in Instrument Number 20150417-0034105, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1350 Rosa L Parks Blvd Apt 226 Nashville TN 37066

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27th day of September, 2022.

Benjamin Scuderi

Caroline Olivia Gregory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Scuderi and Caroline Olivia Gregory, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2022.

Notary Public
My Commission Expires: _____

HUNTER WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26. 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/27/2022 (date of document).

Jennifer Russell
Affiant Signature

9/28/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

