Karen Johnson Davidson County
Batch# 1050233 DEEDWARR
09/15/2023 09 21 19 AM 2 pgs
Fees $13 00 Taxes $2,238 50
20230915-0072368

State of Tennessee
County of Davidson

THE ACTUAL CONSI
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$605,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE
29th day of August, 2023

(Affix Seal) Notary Public
My Commission Expires: 11/2/26

**WARRANTY DEED**

2023-93

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
3010 Poston Avenue,
Nashville, TN 37203

| Address of New Owners: | Send Tax Bills To | Tax ID#. |
|---|---|---|
| Joshua Cole Horn and Clayton James Handy<br>1350 Rosa L Parks Blvd<br>Apt 432<br>Nashville TN 37208 | NEW OWNER<br>Joshua Cole Horn &<br>Clayton James Handy<br>1350 Rosa Parks Blvd. Ap. 432<br>Nashville, TN 37208 | 081-12-0B-536.00-CO |

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 consideration, the receipt of which is hereby acknowledged, I/we, **Steven K. Gallion and Jorge Fernandez**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joshua Cole Horn, and unmarried man and Clayton James Handy, an unmarried man, as tenants in common,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit.

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 432 as shown on the plan of Werthan Lofts IV and V Condominiums, Additional Phase IV Units, 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 Number 20070117-0006776, as amended in Instrument Number 20071220-0146056, as corrected by Affidavit of record in Instrument Number 20080118-0006036, and further amended in Instrument Number 20080211- 0013846, Instrument Number 20110609-0044280, Instrument Number 20110713-0053571, Instrument Number 20120723-0064381, Instrument Number 20131230-0130918, Instrument Number 20140725-0066210 and Instrument Number 20150225-0016078, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto 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 Number 20071220-0146056, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Steven K Gallion as to an undivided 50% co-tenancy interest and Jorge Fernandez as to an undivided 50 percent co-tenancy interest by Warranty Deed from Sarah Price, unmarried dated December 02, 2019 and recorded on December 04, 2019 and recorded in Instrument No 20191204-0125135 Register's Office for Davidson County, Tennessee

**( ) unimproved**
**This is ( X ) improved property know as** 1350 Rosa L. Parks Blvd, Unit 432, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 26 day of August, 2023.

Steven K Gallion

Jorge Fernandez by Steven K Gallion, Attorney in Fact

State of Nevada
County of Clark

Personally appeared before me, Seth Cose a Notary Public in and for said County and State, the within named Steven K Gallion, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of August, 2023

Seth Cose
Notary Public
My Commission Expires July 5th, 2024

SETH COSE
Notary Public, State of Nevada
No. 16-2967-1
My Appt Exp July 5, 2024

STATE OF Nevada
COUNTY OF Clark

On this 28th day of August, 2023, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Steven K. Gallion, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Jorge Fernandez, and as such Attorney in Fact for Jorge Fernandez she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney Jorge Fernandez, and is authorized by Jorge Fernandez to execute this instrument on behalf of Jorge Fernandez.

Witness my hand and official seal on this 28th day of August, 2023

Seth Cose
Notary Public
My Commission Expires July 5th, 2024

SETH COSE
Notary Public, State of Nevada
No. 16-2967-1
My Appt Exp. July 5, 2024