WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056518 DEEDWARR
10/03/2023 12:49:20 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20231003-0077714

Prepared by:
Record and Return To:
)man and Rosenthal Title, Inc
Burton Hills Blvd., Suite 130
Nashville, TN 37215

File #23-TC-1350-362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy St. John	New Owner	
(NAME)	(NAME)	
1350 Rosa L. Parks Blvd #362		**081 12 0T 362.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	,	
(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 consideration, the receipt of which is hereby acknowledged, **ZACHARY F. BRICKNER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY ST. JOHN, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 362, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280 and Scrivener's Affidavit recorded in Instrument No. 20150205-0011062, further amended in Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210 and Instrument No. 20150225-0016078 and Amendment to Bylaws recorded in Instrument No. 20220323-0033402, in the Registers Office, 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 Zachary F. Brickner, a Single Person, by Warranty Deed from Wethan V Lofts, LLC, of record in Instrument No. 20140819-0075081, in the Register's Office of Davidson County, Tennessee, dated August 14, 2014 and recorded on August 19, 2014. See also Scrivener's Affidavit of record in Instrument No. 20230829-0067729, said Register's Office.

This conveyance is subject to:
* 2023 Taxes, a lien, but not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Werthan Lofts, as recorded in Instrument No. 20070103-0001325.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Lofts At Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, as amended by instrument(s) of record in Instrument No. 20040521-0059936; Instrument No. 20040712-0082926; Instrument No. 20050202-0012489; Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138; also subject to easements, rights and interests 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 building thereon.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Werthan

Lofts IV & V Condominiums of record in Instrument No. 20070117-0006776 and Scrivener's Affidavit recorded in Instrument No. 20090421-0036270, as amended by instrument(s) of record in Instrument No. 20071220-0146056, and Scrivener's Affidavit recorded in Instrument No. 20080118-0006036, amended in Instrument Nos. 20080211-0013846, Instrument No. 20110609-0044280, and Scrivener's Affidavit recorded in Instrument No. 20150205-0011062 and Further amended in Instrument Nos. 20110713-0053571; Instrument No. 20120723-0064381; Instrument No. 20131230-0130918; Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078 and as Amendment to Bylaws recorded in Instrument No. 20220323-0033402; also subject to easements, rights and interests 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 building thereon.

* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130; Book 11625, Page 280; as amended in Instrument No. 20020425-0051069.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20120831-0078810.
* Easement for Public Water, recorded in Instrument No. 20070906-0106750.
* Easement for Light, Air, and View, recorded in Instrument No. 20080117-0005376, as Corrected in Instrument No. 20080118-0005860.
* Easement for Public Utilities & Drainage, recorded in Instrument No. 20120831-0079083.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061113-0139906.
* License Agreement as set forth in instrument recorded in Instrument No. 20090526-0048069, as amended in Instrument No. 20130222-0018099.
* Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20150205-0010859.
* Ordinance recorded in Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1350 Rosa L Parks Boulevard, Unit 362, 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(S), their heirs and 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), 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 27th day of September, 2023.

Zachary F. Brickner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2023, before me personally appeared Zachary F. Brickner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of September, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204