Prepared by:
Rudy Title and Escrow, LLC
2012 21st Avenue South, Suite 100
Nashville, TN 37212

WARRANTY DEED

Karen Johnson
Batch # 1082538
12/15/2023 10:43:46 AM
Fees: $13.00 Taxes: $2,802.20

Davidson County
DEEDWARR
2 pgs

20231215-0096861

T-TAG-23-1410-60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $757,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Emily Lordi	**New Owner**	
(NAME) **1410 Rosa L Parks Blvd, #60**	(NAME) NEW OWNER	**081-12-0B-021.00-CO**
(ADDRESS) **Nashville, TN 37208-2589**	(ADDRESS)	
(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, **JOHN JAMES BALL, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY LORDI, MARRIED, AS HER SOLE AND SEPARATE PROPERTY,** 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 No. 21 together with the Allocated Parking Spaces, Allocated Basement Storage Area, and the appurtenant interest in the common areas of The Lofts at Werthan Mills, a horizontal property regime as established by the Master Deed for The Lofts at Werthan Mills Condominiums, recorded as Instrument No. 20031023-0157113, as amended by the First Amendment of record in Instrument No. 20040521-0059936, as amended by the Second Amendment of record as Instrument No. 200407 12-0082926, as amended by the Third Amendment of record as Instrument No. 20050202-0012489, as amended by the Fourth Amendment of record as Instrument No. 20051230-156950, and as amended by the Fifth Amendment to Master Deed of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "D" to the Master Deed.

Being the same property conveyed to John James Ball, aka John Ball by Warranty deed from Bruce A. Mitchell and Karen B. Mitchell, husband and wife of record in Instrument No. 20180524-0049906 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 24, 2018.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- 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 The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-156950, Instrument No. 20060901-0108138, 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 and Instrument 20020425-0051069 , in the Register's Office for Davidson County, Tennessee.
- Amended and Restated of record in Instrument Number 20050128-0010691, in the Register's Office for Davidson County, Tennessee.
- Amended and Restated Articles of Organization of The Lofts at Werthan Mills, LLC of record in Instrument Number 20031017-0153840, in the Register's Office for Davidson County, Tennessee.
- Articles of Organization of Lofts at Werthan Mills III, LLC of record in Instrument Number 20041228-0152779, in the Register's Office for Davidson County, Tennessee.

- Easement for Driveway and Walkway Access of record in Instrument Number 20031023-0157114, 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 Easement of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20031027-0157822, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20050202-0012491, in the Register's Office for Davidson County, Tennessee.
- License Agreement of record in Instrument Number 20090526-0048069 amended in Instrument No. 20130222-0018099, in the Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1410 Rosa L Parks Blvd, #60, Nashville, Tennessee 37208-2589**.

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 14 DAY OF DECEMBER, ~~2023.~~

John James Ball by Margaret Means, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN JAMES BALL, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN JAMES BALL.

Witness my hand and official seal, this the 14th of December, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212