Karen Johnson Davidson County
Batch# 1111633 DEEDWARR
03/15/2024 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,650.20
20240315-0018230

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38013-01-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $446,000.00. Affiant Subscribed and sworn to before me this 15th day of March, 2024. Notary Public My Commission Expires: 3/3/26

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Kelsey McMahon 1350 Rosa L Parks Blvd, #369 Nashville, TN 37208	**Send Tax Bills To:** **New American Funding, LLC** **P.O. Box 650076** **Dallas, TX 75265-0076**	**Tax Information:** Map and Parcel No.: 081120T36900CO

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, **Grant C. Vogelfanger and Janiece C. Vogelfanger, unmarried, Joint Tenants with Rights of Survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kelsey Jean McMahon, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1350 Rosa L Parks Blvd, #369, Nashville, TN 37208.

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

And Grantors covenant that they are 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 13 day of March, 2024.

Grant C. Vogelfanger

Janiece C. Vogelfanger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grant C. Vogelfanger, 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, at office, this 15th day of March, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janiece C. Vogelfanger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of March, 2024.

Notary Public

My Commission Expires: November 13, 2027

TERRY HERVERY TENNESSEE NOTARY PUBLIC My Comm Exp. November 13, 2027 COUNTY OF SHELBY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 369, Werthan Lofts IV and V Condominiums, Phase V, as established under the 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, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Register's 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 Grant C. Vogelfanger and Janiece C. Vogelfanger, unmarried, Joint Tenants with Rights of Survivorship, by deed dated May 4, 2018 from Carly N. Mygrants, an unmarried woman, of record in Instrument No. 20180508-0044104, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Werthan Lofts, as recorded in Instrument No. 20070103-0001325, Register's Office for Davidson County, Tennessee.
3. 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 Condominium 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.
4. 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 Condominium 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 No. 20080211-0013846; Instrument No. 20110609-0044280, and Scrivener's Affidavit recorded in Instrument No. 20150205- 0011062 and Further amended in Instrument No. 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.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130; Book 11625, Page 280; Instrument No. 20020425-0051069, as amended in Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20120831-0078810, Register's Office for Davidson County, Tennessee.
7. Easement for Public Water, recorded in Instrument No. 20070906-0106750, Register's Office for Davidson County, Tennessee.
8. Easement for Light, Air, and View, recorded in Instrument No. 20080117-0005376, as Corrected in Instrument No. 20080118-0005860, Register's Office for Davidson County, Tennessee.
9. Easement for Public Utilities & Drainage, recorded in Instrument No. 20120831-0079083, Register's Office for Davidson County, Tennessee.
10. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061113-0139906, Register's Office for Davidson County, Tennessee.
11. License Agreement as set forth in instrument recorded in Instrument No. 20090526-0048069, as amended in Instrument No. 20130222-0018099, Register's Office for Davidson County, Tennessee.
12. Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20150205-0010859, Register's Office for Davidson County, Tennessee.

Certification of Recorded Documents

I, Karen Suggs, 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 March 15, 2024.

Karen Suggs

(AFFIANT) – Karen Suggs

03/15/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of March, 2024.

My commission expires: 2-2-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON