WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

G-P-24-1352-405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch # 1149887 DEEDWARR
06/24/2024 03:08:29 PM 2 pgs
Fees: $13.00 Taxes: $2,793.50
20240624-0046959

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)
Jeffrey R. Dehn and Leanne J. Dehn	**Same as New Owner**	
(NAME)	(NAME)	**081-12-0B-543-00**
17107 Kelok Road		
(ADDRESS)	(ADDRESS)	
Lake Oswego, OR 97034		
(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, **JAMES RUDER AND CARINE RUDER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY R. DEHN AND LEANNE J. DEHN, HUSBAND AND WIFE,** 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. TH-6 ON THE PLAN OF WERTHAN LOFTS IV & V CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20070117-0006776, AMENDED IN INSTRUMENT NOS. 20071220-0146056, 20080118-0006036, 20080211-0013846, 20090421-0036270, 20110609-0044280, 20150205-0011062, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, 20150225-0016078, 20220323-0033402 AND 20240124-0004618, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES RUDER AND CARINE RUDER, HUSBAND AND WIFE BY WARRANTY DEED FROM CLAYTON MITCHELL AND CARRIE MITCHELL, HUSBAND AND WIFE OF RECORD AS INSTRUMENT NO. 20230126-0006018 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 25, 2023 AND RECORDED ON JANUARY 26, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Dedication of Easement, and the terms, conditions, and provisions thereof in favor of The Metropolitan Government of Nashville and Davidson County, Tennessee dated March 26, 1973, recorded June 13, 1973 as (book) 4718 (page) 619.
- Covenants, conditions, restrictions and easements contained in Restrictive Covenants dated November 1, 1993, recorded December 10, 1993 as (book) 9183 (page) 130.
- Redevelopment Plan and the terms and provisions thereof, as recorded on August 18, 1999, in Instrument No. (book) 11625 (page) 281, of Official Records.
- Phillips-Jackson Street Redevelopment Plan and the terms and provisions thereof, as recorded on April 25, 2002, in Instrument No. 20020425-0051069, of Official Records.
- HOA Charter as set forth in 20031027-0157822.
- Covenants, conditions, restrictions and easements contained in Master Deed for The Lofts at Werthan Mills Condominium dated October 23, 2003, recorded October 23, 2003 as 20031023-0157113, amended by 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138 and any and all amendments thereto.
- Grant of Easement, and the terms, conditions, and provisions thereof in favor of The Lofts at Werthan Mills, LLC, a Tennessee limited liability company and The Lofts at Werthan Mills Condominium Association, Inc., a Tennessee corporation dated October 23, 2003, recorded October 23, 2003 as (instrument) 20031023-0157114.
- Grant of Easement, and the terms, conditions, and provisions thereof in favor of The Lofts at Werthan Mills, LLC, a Tennessee limited liability company dated January 31, 2005, recorded February 2, 2005 as (instrument) 20050202-0012491.

- Stormwater Detention Agreement and the terms and provisions thereof, as recorded on November 13, 2006, in Instrument No. 20061113-0139906, of Official Records.
- Agreement for Dedication of Easement for Storm Drainage and the terms and provisions thereof, as recorded on November 13, 2006, in Instrument No. (instrument) 20061113-0139884, of Official Records.
- Covenants, conditions, restrictions and easements contained in Master Deed Werthan Lofts IV & V Condominiums dated January 8, 2008, recorded January 17, 2007 as 20070117-0006776, amended by 20071220-0146056, 20080188-0006036, 20080211-0013846, 20090421-0036270, 20110609-0044280, 20110713-0053571, 20150205-0011062, 20220323-0033402 and any and all amendments thereto.
- Agreement for Dedication of Easement and the terms and provisions thereof, as recorded on September 6, 2007, in Instrument No. 20070906-0106750, of Official Records.
- Agreement for Dedication of Easement and the terms and provisions thereof, as recorded on January 17, 2008, in Instrument No. 20080117-0005376, of Official Records.
- HOA CHarter as set forth in 20080111-0003459.
- Boundary and Party Wall Agreement and the terms and provisions thereof, as recorded on April 17, 2015, in Instrument No. 20150417-0034105, of Official Records.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1352 Rosa L Parks Blvd #405 , Nashville, Tennessee 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 19th DAY OF JUNE, 2024.

James Ruder

Carine Ruder

STATE OF Colorado
COUNTY OF Douglas

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

Witness my hand and official seal, this the 19th of June, 2024.

Notary Public
My Commission Expires: 9-21-2027
(SEAL)

LISA MARIE MADRIGAL
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154037299
MY COMMISSION EXPIRES SEP 21, 2027

STATE OF Colorado
COUNTY OF Douglas

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

Witness my hand and official seal, this the 19th of June, 2024.

Notary Public
My Commission Expires: 9-21-2027
(SEAL)

LISA MARIE MADRIGAL
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154037299
MY COMMISSION EXPIRES SEP 21, 2027

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