2024-0869

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23218-MC

Karen Johnson Davidson County
Batch# 1193693 DEEDWARR
10/15/2024 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20241015-0079924

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $387.000.00.

Affiant

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 7th day of October, 2024.

Notary Public
My Commission Expires: 6/22/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elijah Atlas Norman and Lisa Harris Norman 1350 Rosa L Parks Boulevard #223, Nashville, TN 37208	New Owner	081 12 0B 461.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Stephen Ehrler, a unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elijah Atlas Norman, a single man, and Lisa Harris Norman, a single woman, as tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 223 WERTHAN LOFTS IV & V CONDOMINIUMS as established under Master Deed of record in Instrument No. 20070117-0006776 and amended in 20071220-0146056 which was corrected in Instrument No. 20080118-0006036 and further amended in Nos. 20080211-0013846; 20010609-0044280; 20110713-0053571; 20120723-0064381 and 20131230-0130918 Register's Office for Davidson County, Tennessee to which master deed referenced is hereby made for a more particular description.

Being the same property conveyed to Stephen Ehrler, an unmarried man, by Warranty Deed from Grace Marietta Lovell, unmarried, of record in Instrument No. 20180619-0058894, in the Register's Office of Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018.

This is ☒ improved or ☐ unimproved property located at: **1350 Rosa L Parks Boulevard #223, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2025, which is a lien not yet due and payable. The 2024 Property taxes were paid at the time of closing and have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 this 7 day of October, 2024.

GRANTOR:

Stephen Ehrler

STATE OF California
COUNTY OF San Diego

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen Ehrler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7 day of October, 2024.

Notary Public
My Commission expires: Oct 09 2028

CHIWEI HUNG
COMM. #2499536
Notary Public - California
San Diego County
My Comm. Expires Oct. 9, 2028

CHIWEI HUNG
COMM. #2499536
Notary Public - California
San Diego County
My Comm. Expires Oct. 9, 2028

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 10/7/24 (date of document).

Affiant Signature

10/15/24
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

202410150079924