Box 14
37483-4

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$541,000.00**

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2024.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1203226 DEEDWARR
11/12/2024 10:46:12 AM 2 pgs
Fees: $13.00 Taxes: $2,001.70

20241112-0087667

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anthony Morro & Maxwell Alexander Morro	**OakTree Funding Corporation**	**081-12-0B-306.00**
1034 E. Cypress Ave	**P.O. Box 660217**	
Burbank, CA 91501	**Dallas, TX 75266**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tenko, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Morro, an unmarried man, and Maxwell Alexander Morro, an unmarried man, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain condominium apartment situated in Davidson County, Tennessee, being Unit 306, together with the allocated Parking Space and the appurtenant interest in the common elements of the Lofts at Werthan Mills Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for The Lofts at Werthan Mills Condominiums, of record in Instrument No. 20031023-0157113; as amended in Instrument No. 20040521-0059936; Instrument No. 20040712-0082926; Instrument No. 20050202-0012489; Instrument No. 20051230-0156950; and in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Lofts at Werthan Mills Condominiums, provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site-plan attached as exhibit to said Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Tenko, LLC, a Tennessee limited liability company by Quitclaim Deed dated May 17, 2023, from Valo, LLC, a California limited liability company of record in Instrument No. 20230518-0037325, and further being the same property conveyed to Valo, LLC, a California limited liability company by Warranty Deed dated July 8, 2021, from Michael C. Anderson, an unmarried man, of record in Instrument No. 20210709-0092757, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "D" to the Fifth Amendment to the Master Deed of record in Instrument No. 20060901-0108138; said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **The Premises herein insured is a condominium apartment established pursuant to all 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 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 building 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 of record in Instrument No.20031023-0157113 and Amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, and Instrument No. 20060901-0108138, and By-Laws appended thereto, said Register's Office for Davidson County, Tennessee..**

3) **Charter of The Lofts at Werthan Mills Condominium Association, Inc., of record in Instrument No. 20031027-0157822, said Register's Office.**

4) **Easement for trunk line sewer of record in Book 1291, Page 593, said Register's Office.**

5) **Dedication of Easement for utilities of record in Book 4718, Page 619, said Register's Office.**

6) **Easement for driveway and walkway access of record in Instrument No. 20031023-0157114, said Register's Office.**

7) **Easement for parking of record in Instrument No. 20050202-0012491, said Register's Office.**

8) **License Agreement of record in Instrument No. 20090526-0048069 amended in Instrument No. 20130222-0018099, said Register's Office.**

9) **All matters showing on the Plan of record in Instrument No. 20070103-0001325, said Register's Office.**

10) **Restrictive Covenants for Phillips Street Re-Development of record in Book 9183, Page 130, amended in Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714, and Instrument No. 20130903-0092717, said Register's Office.**

11) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 1400 Rosa L. Parks Blvd., Unit 306, 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 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. 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 **8th** day of **November, 2024.**

Tenko, LLC, a Tennessee limited liability company

By: _____
Wynton Morro, member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Wynton Morro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Tenko, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Member.**

Witness my hand and official seal at Nashville, Tennessee, this **8th day** of **November, 2024.**

_____
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON