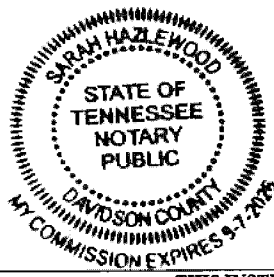
Karen Johnson Davidson County
Batch# 1220884 DEEDWARR
12/27/2024 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241227-0100480

Warranty Deed



COMMONWEALTH OF VIRGINIA
CITY OF ALEXANDRIA

The actual consideration or value, whichever is greater, for this transfer is $ 50.00

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2024.

Sarah Hazlewood
Notary Public

My commission expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nancy Carol Miller-Herron	Nancy Carol Miller-Herron	081-12-0B-481.00
1450 Rosa L. Parks Blvd., #30	1450 Rosa L. Parks Blvd., #30	
Nashville, TN 37208	Nashville, TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TENIR LLC, A CALIFORNIA LIMITED LIABILTY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY CAROL MILLER-HERRON** 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:

A certain Condominium apartment in Davidson County, Tennessee, described as Unit No. 310 of Werthan Lofts IV & V, a Condominium, a Horizontal Property Regime, located in Nashville, Tennessee, as shown and described in a Master Deed recorded in Instrument No. 20070117-0006776 as Amended in Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-00535711, and Instrument No. 20120723-0064381, said register's office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Werthan Lofts IV & V, Condominium apartments contained in the Master Deed Recorded in Instrument No. 20070117-0006776 as Amended in Instrument No. 200712200146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, and Instrument No. 20120723-0064381 and by-laws appended thereto, register's office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Tenir LLC, a California limited liability company, by Warranty Deed from Reber Merani, a married man, of record in Instrument No. 202407100051564, in the Register's Office for Davidson County, Tennessee, dated July 5, 2024 and recorded on July 10, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1350 Rosal Parks Boulevard #310, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18 day of December, 2024.

Tenir LLC, a California Limited Liability Company
By Old Republic Exchange Company, a California limited liability company

By: _____
Tina M. LePoer, Vice President

COMMONWEALTH OF VIRGINIA
CITY OF ALEXANDRIA

Before me, personally appeared Tina M. LePoer, Vice President of Old Republic Exchange Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Tina M. LePoer, Vice President of Old Republic Exchange Company, the within named bargainor, a corporation, and that such Tina M. LePoer, Vice President as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand and seal, at office in Alexandria Virginia, this 18th day of December, 2024.

_____
Notary Signature

Printed Name: Mohsin Ali

My commission expires: 08/31/2027

MOHSIN ALI
NOTARY PUBLIC
REG. #
8095389
COMMISSION
EXPIRES
08/31/2027
COMMONWEALTH OF VIRGINIA

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 18. 2024.

Affiant Signature

26th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202412270100480