THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149725** Karen Johnson Davidson County Batch# 1240292 DEEDWARR 02/24/2025 02:08:30 PM 3 pgs Fees: $18.00 Taxes: $1,368.63 20250224-0013578	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $369,900.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2025. Notary Public My Commission Expires: 11/15/2028 TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Joseph Alexander Klatt and Madelyn W. Albright 1350 Rosa L Parks Blvd, Unit 339 Nashville TN 37208	Send Tax Bills To: American Pacific Mortgage Corp 3000 Lava Ridge Ct, Ste 200 Roseville, CA 95661	Tax Information: Tax Parcel ID No. 081-12-0T-339.00 CO

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 Daniel Joerger, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Alexander Klatt and Madelyn W. Albright, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 339 , WERTHAN LOFTS IV AND V CONDOMINIUMS, as established under 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, corrected by Scrivener' s Affidavit recorded at Instrument No. 20150205-0011062, further amended in Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, and 20150225-0016078, in the Registers 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 DANIEL JOERGER, by deed from ANDREA FREY, of record in Instrument No. 20200515-0050558 , dated March 25, 2020 , said Register's Office.

Rebecca Freels joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 081-12-0T-339.00 CO.

Matters shown on the Plan of record in Instrument No. 20070103-0001325, said Register's Office.

Dedication of Easement of record in Book 4718, page 619, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20061113-0139884, said Register's Office.

Agreement for Dedication of Easement for Public Utilities and Drainage of record in Instrument No. 20120831-0079083 and Instrument No. 20120831-0078863, said Register's Office.
Grant of Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, said Register's Office.

Agreement for Dedication of Easement for Public Water of record in Instrument No. 20070906-0106750, said Register's Office.

Grant of Easement for Parking of record in Instrument No. 20050202-0012491, said Register's Office.

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

Master Deed of record in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936; Instrument No. 20040712-0082926; Instrument No. 20050202-0012489; Instrument No. 20051230-0156950; Instrument No. 20060901-0108138, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit of record in Instrument No. 20090421-0036270, amended in Instrument No. 20071220-0146056, which was corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036, amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, which was corrected by Scrivener' s Affidavit of record in Instrument No. 20150205-0011062, amended in Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Instrument No. 20150225-0016078 and Instrument No. 20220323-0033402, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 9183, page 130, Book 11625, page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, said Register's Office.

Easement for Light, Air and View of record in Instrument No. 20080117-0005376, corrected in Instrument No. 20080118-0005860, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20061113-0139906 and Instrument No. 20061113-0139884, said Register's Office.

Easement for Storm Water Facilities and Systems of record in Instrument No. 20120831-0078810, said Register's Office.

Leasing and Regulations of record in Instrument No. 20240124-0004618, said Register's Office.

This is improved property located at 1350 Rosa L Parks Blvd, Unit 339 Nashville TN 37208

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

And Grantor covenants that it is 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 14th day of February, 2025.

Grant Daniel Joerger

Rebecca Freels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of February, 2025.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 2/14/25.

Affiant Signature – Joshua A. Terry

2/20/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/20/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29