398

WARRANTY DEED

Karen Johnson
Batch # 1262822
04/21/2025 03 26 24 PM
Fees $13 00 Taxes $2,257 00

Davidson County
DEEDWARR
2 pgs

20250421-0030383

G-ORE-25-1350-406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 7/6/26 (AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Andrew Bryant and Elena Bryant	Capital City Home Loans	
(NAME)	(NAME)	
3051 Kirkland Circle	50 Chastain Center Blvd	**081-12-0B-510.00-CO**
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122	Kennesaw, GA 30144	
(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, **PAUL WAYNE BECKER AND ROSEMARY BECKER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW BRYANT AND ELENA BRYANT, 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 406, Werthan Lofts IV Condominiums, as Established under Master Deed of Record in Instrument 20070117-0006776, Amended in Instrument Nos. 20071220-0146056, 20080118-0006036 And 20080211-0013846 in the Register's 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 Paul Wayne Becker, unmarried by Warranty Deed from Werthan IV, LLC, a Tennessee limited liability company of record in Instrument No 20080714-0071941 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 14, 2008
Paul Wayne Becker having since married Rosemary Becker joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property

This conveyance is subject to
• Taxes for the year 2025 and subsequent years, a lien not yet due and payable
• Subject to all matters shown on the Plan of record as Instrument Number 20070103-0001325, Register's Office of Davidson County, Tennessee
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070103-0001325, Instrument No 20031023-0157113, Instrument No 20040521-0059936, Instrument No 20040712-0082926, Instrument No 20050202-0012489, Instrument No 20051230-0156950, Instrument No 20060901-0108138, Instrument No 20070117-0006776, Instrument No 20071220-0146056, Instrument No 20080118-0006036, Instrument No. 20080211-0013846, Instrument No 20090421-0036270, Instrument No 20110609-0044280, Instrument No. 20110713-0053571, Instrument No 20120723-0064381, Agreement in Instrument No 20090526-0048069, Instrument No 20130222-0018099, Instrument No 20131230-0130918, Instrument No 20140725-0066210 Instrument No 20150205-0011062, Instrument No 20150225-0016078, Register's Office for Davidson County, Tennessee
• Charter for HOA of record in Instrument Number 20080111-0003459, Instrument No 20051012-0123079, Instrument No 20060728-0091775 and Instrument No 20031027-0157822, in the Register's Office for Davidson County, Tennessee.
• Amendment to By-Laws of record in Instrument Number 20220323-0033402, in the Register's Office for Davidson County, Tennessee
• Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No 20020425-0051069, Instrument No 20130903-0092714 and Instrument No 20130903-0092717, in the Register's Office for Davidson County, Tennessee
• Storm Water Detention Agreement of record in Instrument Number 20061113-0139906 and Instrument No 20061113-0139884, in the Register's Office for Davidson County, Tennessee
• Water Line Easement of record in Instrument Number 20070906-0106750, in the Register's Office for Davidson County, Tennessee

- Easement for Light, Air and View of record in Instrument Number 20080117-0005376 and Instrument No 20080118-0005860, in the Register's Office for Davidson County, Tennessee
- Sewer Line Easement of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.
- Railroad Line Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee
- Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee
- Grant of Easement for driveway and Walking Access of record in Instrument Number 20031023-0157114, in the Register's Office for Davidson County, Tennessee
- Grant of Easement for Parking (Phase III) of record in Instrument Number 20050202-0012491, in the Register's Office for Davidson County, Tennessee
- Easement for Public Utilities & Drainage of record in Instrument Number 20120831-0079083, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120831-0078810, in the Register's Office for Davidson County, Tennessee
- Leasing Rules and Regulations of record in Instrument Number 20240124-0004618, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1350 Rosa L Parks Blvd #406, 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 18th DAY OF APRIL, 2025

Paul Wayne Becker

Rosemary Becker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL WAYNE BECKER, 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 18th of April, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSEMARY BECKER, 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 18th of April, 2025

Notary Public
My Commission Expires. 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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