Karen Johnson Davidson County
Batch # 1265921 DEEDWARR
04/30/2025 10:19:13 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20250430-0033252

WARRANTY DEED

File No.: 2025-0163

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

Subscribed and sworn to before me on April 29th, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Jason Reid and Anna Reid 1350 Rosa L Parks Blvd., Unit 428 Nashville, TN 37208	NEW OWNER	081-12-0B-532.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHELLE ALEXANDRA CONSTANCE WACHS, A SINGLE WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JASON REID AND ANNA REID, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 428, 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 MICHELLE ALEXANDRA CONSTANCE WACHS, A SINGLE WOMAN, by Warranty Deed from JOLLY J. JANSON, A SINGLE WOMAN, of record in Instrument No. 20220323-0033679, dated March 15, 2022, said Register's Office.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1350 Rosa L Parks Blvd., Unit 428, 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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 hand on April 28, 2025.

Grantor:

Michelle Alexandra Constance Wachs

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Michelle Alexandra Constance Wachs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2025.

Notary Public

My Commission expires: 11-16-2028

ANA L LOPEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20084037257
MY COMMISSION EXPIRES NOV 16, 2028