Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2129

Karen Johnson Davidson County
Batch # 1274053 DEEDWARR
05/16/2025 09 52 03 AM 3 pgs
Fees $18 00 Taxes $1,720 50
20250516-0038641

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of May, 2025

Notary Public

Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Shurter and Karin Lagerstrom 4128 Buffalo Rd Hohenwald, TN 43862	New Owner	081-12-0B-524.00-CO

WARRANTY DEED

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

Robert Edmiston, married and William Edmiston, married, as tenants in common with the right of survivorship
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Robert Shurter and Karin Lagerstrom, husband and wife
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

Land in Davidson County, Tennessee, being Unit 420, WERTHAN LOFTS IV & V CONDOMINIUMS, as established under Master Deed of record as Instrument No 20070117-0006776, Amended in Instrument No 20071220-0146056, with Scrivener's Affidavit in Instrument No 20080118-0006036, further Amendment in Instrument No 20080211-0013846, Scrivener's Affidavit in Instrument No 20090421-0036270, License Agreement in Instrument No 20090526-0048069, further Amendment in Instrument No 20110609-0044280, with Scrivener's Affidavit in Instrument No 20150205-0011062, further Amendment in Instrument No 20110713-0053571, Instrument No 20120723-0064381, Instrument No 20130222-0018099, Instrument No 20131230-0130918, Instrument No 20140725-0066210, Subordination Agreement in Instrument No 20140725-0066211, further Amendment in Instrument No 20150225-0016078, Boundary and Party Wall Agreement in Instrument No 20150417-0034105, Amendment to ByLaws in Instrument No 20220323-0033402 and Leasing Rules and Regulations in Instrument No 20240124-0004618, 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 Robert Edmiston, married and William Edmiston, as tenants in common with the right of survivorship by Warranty Deed from Randon Hall, married of record in Instrument No 20161109-0118504 Register's Office for Davidson County, Tennessee, dated November 04, 2016 and recorded on November 09, 2016.

THIS PROPERTY WAS NOT THE PRIMARY RESIDENCE OF WILLIAM EDMISTON NOR HIS SPOUSE.

Katie Ann Edmiston, the spouse of William Edmiston joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as 1350 Rosa L Parks Blvd 420, 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 we so covenant with 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

Dated this the 12th day of May, 2025.

Robert Edmiston

STATE OF Ohio
COUNTY OF Hamilton

On this 12 day of May, 2025, before me personally appeared Robert Edmiston, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 12 day of May, 2025.

Notary Signature
My commission expires: 07-13-2028

CYNITRIA PHAM
Notary Public, State of Ohio
My Commission Expires
July 13, 2028

William Edmiston

Katie Ann Edmiston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of May, 2025, before me personally appeared William Edmiston and Katie Ann Edmiston, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of May, 2025

Notary Signature
My commission expires: 2-22-2026

