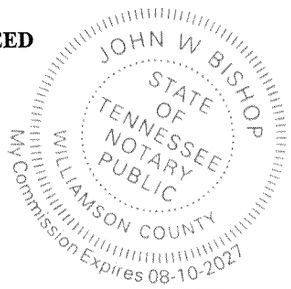
WARRANTY DEED



File No. AD-25-9763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cedric Montrezor	Morgan Stanley Private Bank, NA	
(NAME)	(NAME)	
1400 Rosa L Parks Boulevard, Unit 318	4270 Ivy Pointe Blvd, 4th Floor	081-12-0B-318.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Cincinati, OH 45245	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Julie M. Boos, Trustee of 1400 Rosa L. Parks Blvd. Unit 318 Trust dated May 25, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cedric Montrezor, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 No. 318, as shown on the Lofts at Werthan Mills, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record as Instrument No. 20031023-0157113, as amended in instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, and Instrument No. 20051230-0156950, Register's Office for Davidson County, Tennessee, together with the allocated parking spaces and with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mary Weslyn Reed, single woman by Warranty Deed from Joseph Shane Quick, an unmarried man of record in Instrument No. 20190801-0076235 Register's Office for Davidson County, Tennessee, dated July 29, 2019 and recorded on August 1, 2019.

Being the same property conveyed to 1400 Rosa L. Parks Blvd Unit 318 Trust by Warranty Deed from Mary Weslyn Reed, unmarried of record in Instrument No. 20230615-0045719 Register's Office for Davidson County, Tennessee, dated May 30, 2023 and recorded on June 15, 2023.

This is property more commonly known as 1400 Rosa L Parks Boulevard, Unit 318, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1281886 DEEDWARR
06/06/2025 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20250606-0044526

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 do 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.

Witness my/our hand this 2nd day of June, 2025.

1400 Rosa L. Parks Blvd. Unit 318 Trust
dated May 25, 2023

By: Julie M Boos, Trustee
Julie M. Boos, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Julie M. Boos, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of the 1400 Rosa L. Parks Blvd. Unit 318 Trust dated May 25, 2023, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust herself as Trustee

Witness my hand, at office, this 2nd day of June, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Tammy Carney,** 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 this the ~~4th~~ 2nd day of June, 2025.

Affiant Signature

Date _____

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027