WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302627 DEEDWARR
07/25/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250725-0059028

File #25-TC-1350-438

(SEAL)

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES: 11/2/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Noah Vollhoffer	**New Owner**	
(NAME) **1350 Rosa L. Parks Boulevard, #438**	(NAME) **2801 Sawyer Bend Rd**	**081 12 0T 438.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Franklin TN 37069**	
(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,

LAUREN J. OMAHEN, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NOAH VOLLHOFFER, A SINGLE MAN,

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:

A certain Condominium located in Davidson County, Tennessee, being Unit No. 438 of WERTHAN LOFTS IV & V, CONDOMINIUMS, PHASE V, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing WERTHAN LOFTS IV & V CONDOMINIUMS of record in Instrument No. 20070117-0006776, corrected in Instrument No. 20090421-0036270, as amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, as amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, corrected in Instrument No. 20150205-0011062, as amended in Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Instrument No. 20150225-0016078, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Lauren J. Omahen, An Unmarried Woman, by Warranty Deed from Paula M. Negri, A Single Person, of record in Instrument No. 20201105-0130144, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020 and recorded on November 05, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325.

11. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WERTHAN LOFTS IV & V CONDOMINIUMS of record in Instrument No. 20070117-0006776 (Scrivener's Affidavit recorded in Instrument No. 20090421-0036270), as amended in Instrument Nos. 20071220-0146056 (Scrivener's Affidavit recorded in Instrument No. 20080118-0006036), 20080211-0013846, 20110609-0044280 (Scrivener's Affidavit recorded in Instrument No. 20150205-0011062), 20110713-0053571,

20120723-0064381, 20131230-0130918, 20140725-0066210, 20150225-0016078 and Amendment to Bylaws recorded in Instrument No. 20220323-0033402 and Leasing Rules and Regulations recorded in Instrument No. 20240124-0004618; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20120831-0078810.
* Easement for Public Water, recorded in Instrument No. 20070906-0106750.
* Easement for Light, Air, and View, recorded in Instrument No. 20080117-0005376, as corrected in Instrument No. 20080118-0005860.
* Easement for Public Utilities & Drainage, recorded in Instrument No. 20120831-0079083.
* License Agreement as set forth in instrument recorded in Instrument No. 20090526-0048069, as amended in Instrument No. 20130222-0018099.
* Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20150205-0010859.
* Charter for Werthan Lofts IV & V Condominium Homeowners' Association, Inc., recorded as Instrument No. 20080111-0003459.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1350 Rosa L Parks Boulevard, #438, 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 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 25th day of July, 2025.

Lauren J. Omahen

Ravi Prakash Singh

***RAVI PRAKASH SINGH**, spouse of **LAUREN J. OMAHEN**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **RAVI PRAKASH SINGH** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2025, before me personally appeared Lauren J. Omahen, 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 25th day of July, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2025, before me personally appeared Ravi Prakash Singh, 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 25th day of July, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **7/25/2025** (date of document).

Affiant Signature

7/25/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **July**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

