WARRANTY DEED

Karen Johnson Davidson County
Batch# 1314919 DEEDWARR
08/26/2025 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20250826-0068373

DM-SRE-25-706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00.

Patricia F Jetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2025.

Diane N. Hill
Notary Public

MY COMMISSION EXPIRES: Oct. 5, 2025

DIANE N HILL
Notary Public
State of Ohio
My Comm. Expires
October 5, 2025

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)
Rachel Burger	**LendSure Mortgage Corp**	
(NAME)	(NAME)	**081-12-0B-557.00-CO**
706 Taylor Street #103	**12230 World Trade Drive, Ste. 250**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Diego, CA 92128**	
(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, **PATRICIA F. JETTER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL BURGER, AN UNMARRIED WOMAN,** 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 Boiler Unit 103., Werthan Lofts IV & V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, Corrected in Instrument No. 20090421-0036270, amended in Instrument No, 20071220-0146056, Corrected in Instrument No. 20080118-0006036, amended in Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, and 20131230-0130918, 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 Patricia F. Jetter, married by Warranty Deed from Werthan Lofts Boiler Building, GP, a Tennessee General Partnership of record in Instrument No. 20140129-0008116 Register's Office for Davidson County, Tennessee, dated January 23, 2014 and recorded on January 29, 2014.

This being investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2307 or other similar statute therein.

This conveyance is subject to:
• Taxes for the year 2025, 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 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.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20031023-0157113 and Instrument No. 20040521-0059936 and Instrument No. 20040712-0082926 and Instrument No. 20050202-0012489 and Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Instrument Number 20080111-0003459, Instrument No. 20051012-0123079 and Instrument No. 20060728-0091775 and Instrument No. 20031027-0157822, in the Register's Office for Davidson County, Tennessee.
• Bylaws 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.
• Agreement for Grant of Easement of record in Instrument Number 20120424-0034833, in the Register's Office for Davidson County, Tennessee.
• Dedication of Easement for Public Utilities & Drainage of record in Instrument Number 20120831-0078863, 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.
• Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061113-0139906.
• License agreement as set forth in instrument recorded in Instrument No. 20090526-0048069 and Amended in Instrument No. 20130222-0018099.
• Memorandum of Lease recorded in Instrument No. 20111229-0101577 and Subordination, Non-Disturbance Attornment Agreement recorded in Instrument No. 20120104-0000896.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **706 Taylor Street #103, 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 22 DAY OF AUGUST, 2025.

Patricia F. Jetter

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Darke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA F. JETTER, 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 22nd of August, 2025.

Notary Public
My Commission Expires: Oct. 5, 2025
(SEAL)

DIANE N HILL
Notary Public
State of Ohio
My Comm. Expires
October 5, 2025

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

True Copy Certification

I, **Denise Woods,** 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 22 day of August, 2025.

Denise Woods
Affiant Signature
Date 8-22-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of August, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

