THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952329

Karen Johnson
Batch # 1331112
10/07/2025 10.34 16 AM
Fees $13 00 Taxes $1,554 00

Davidson County
DEEDWARR
2 pgs

20251007-0079937

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $420,000 00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2025

Notary Public
My Commission Expires

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

WARRANTY DEED

Address New Owner.	Send Tax Bills To	Tax Information
Lisa Ann Cobb 1350 Rosa L Parks Blvd #422 Nashville TN 37208	New Owner	Tax Parcel ID No 081 12 0B 526 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Stratton and Dawn Herrmann, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Ann Cobb**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 422 of the WERTHAN LOFTS IV AND V CONDOMINIUMS, PHASE 4, a horizontal property regime, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed for WERTHAN LOFTS IV AND V CONDOMINIUMS, of record in Instrument No 20070117-0006776, as corrected by Affidavit of record in Instrument No 20090421-0036270, as amended in Instrument No 20071220-0146056, as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No 20080211-0013846, Instrument No 20110609-0044280, as corrected by Affidavit in Instrument No 20150205-0011062, and further amended in Instrument No 20110713-0053571, Instrument No 20120723-0064381, Instrument No 20131230-0130918, Instrument No 20140725-0066210, and Instrument No 20150225-0016078, and Amended to By Laws of record in Instrument No 20220323-0033402, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed

Being the same property conveyed to Mark Stratton and Dawn Herrmann, husband and wife, as joint tenants with right of survivorship, by Quitclaim Deed from Mark Stratton, a married man, of record in Instrument No 20210830-0116334, in the Register's Office of Davidson County, Tennessee, dated May 21, 2021 and recorded on August 30, 2021.

Being the same property conveyed to Mark Stratton, a married man, by Warranty Deed from Rockway Properties, LLC, a Tennessee limited liability company, joined by the members David Cohen and Claudia Cohen, of record in Instrument No 20190514-0045254, in the Register's Office of Davidson County, Tennessee, dated May 08, 2019 and recorded on May 14, 2019

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No 20070103-0001325

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 Condominium of record in Instrument No 20070117-0006776 and Scrivener's Affidavit recorded in Instrument No 20090421-0036270, as Amended in Instrument No 20071220-0146056 and as Scrivener's Affidavit recorded in Instrument No 20080118-0006036, further Amended in Instrument No 20080211-0013846, Instrument No 20110609-0044280 and Scrivener's Affidavit recorded in Instrument No. 20150205-0011062, further Amended in Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No 20140725-0066210 and Instrument No 20150225-0016078, and Amendment to By Laws of record in Instrument No 20220323-0033402, 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

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE LOFTS AT WERTHAN MILLS Condominium of record in Instrument No. 20031023-0157113 and Amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138; 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 Restrictive Covenants recorded in Book 9183, Page 130 and Supplemented in Book 11625, Page 280 and Instrument No. 20020425-0051069

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 Alley, recorded in Book 4718, Page 619

Easement for Driveway and Walkway Access, recorded in Instrument No. 20031023-0157114.
Easement for Parking, recorded in Instrument No. 20050202-0012491.

Easement for Storm Drainage, recorded in Instrument No 20061113-0139884.

Easement for Public Water, recorded in Instrument No. 20070906-0106750.

Easement for Light, Air and View, recorded in Instrument No. 20080117-0005376 and Corrected at Instrument No. 20080118-0005860

Easement for Public Utilities and Drainage, recorded in Instrument No. 20120831-0079083
Easement recorded in Book 175, Page 137 and Book 1291, Page 593.

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.

Charter for The Lofts at Werthan Mills Condominium Association recorded as Instrument No. 20031027-0157822 and 20080111-0003459

Ordinance recorded in Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717.

Leasing Rules and Regulations recorded in Instrument No 20240124-0004618.

This is improved property located at 1350 Rosa L Parks Blvd. Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2025

Mark Stratton

Dawn Herrmann

STATE OF Colorado)
COUNTY OF Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Stratton and Dawn Herrmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of October, 2025

Notary Public
My Commission Expires: 4/7/26

SUSAN A MORSE
NOTARY PUBLIC
State of Colorado
Notary ID # 20184011339
My Commission Expires 04/07/2026