Warranty Deed

Karen Johnson Davidson County Batch # 1332389 DEEDWARR 10/09/2025 02 16 44 PM 2 pgs Fees $13 00 Taxes $1,304 25 20251009-0080904	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $352,500 00. Affiant Subscribed and sworn to before me, this the 3rd day of October, 2025. Notary Public My commission expires.

MARGARET TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

THIS INSTRUMENT WAS PREPARED BY:
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth Affleck	Ascend Federal Credit Union	081-12-0B-556.00-CO
706 Taylor Street #102	520 Airpark Drive	
Nashville, TN 37208	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW DEARBORN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH AFFLECK, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 102 of Werthan Lofts, IV and V, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibits to the Master Deed of record in Instrument No. 20070117-0006776, corrected by Scriveners Affidavit of record in Instrument No. 20090421-0036270, amended in Instrument No. 20071220-0146056, corrected by Scriveners Affidavit of record in Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, corrected by Scriveners Affidavit of record in Instrument No. 20150205-0011062, Instrument No 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Instrument No. 20150225-0016078, corrected by Scriveners Affidavit of record in Instrument No. 20150205-0011062, Instrument No. 20220323-0033402, Instrument No. 20240124-0004618, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Matthew Dearborn, a single man by Warranty Deed from Werthan Lofts Boiler Building, GP, a Tennessee General Partnership of record in Instrument No. 20140114-0003650 Register's Office for Davidson County, Tennessee, dated January 06, 2014 and recorded on January 14, 2014.

**This being investment property only, having never been the personal residence of 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. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 706 Taylor Street #102, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of October, 2025.

Matthew Dearborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Dearborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2025

Notary Public

My Commission Expires: 09/07/26

