WARRANTY DEED

Karen Johnson Davidson County
Batch# 1350932 DEEDWARR
11/26/2025 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,404.15
20251126-0094348

File #25-TL-1350-367

(SEAL)

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Marino Cecchi and Kim Cecchi	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
41725 N Highway 45	**3940 North Ravenswood Avenue**	**081 12 0T 367.00**
(ADDRESS)	(ADDRESS)	
Antioch, IL 60002	**Chicago, IL 60613**	
(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,

SUSAN WALSH AND VALERIE STORM, TRUSTEES OF WALSH-STORM JOINT REVOCABLE TRUST DATED FEBRUARY 3, 2023,

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

MARINO CECCHI AND KIM CECCHI, A MARRIED COUPLE,

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 Unit No. 367, WERTHAN LOFTS IV AND V CONDOMINIUMS, PHASE V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, corrected by Scrivener's Affidavit recorded at Instrument No. 20150205-0011062, amended at Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Instrument No. 20150225-0016078 and Amendment to Bylaws recorded in Instrument No. 20220323-0033402, 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 Susan Walsh and Valerie Storm, Co-Trustees of the Walsh-Storm Joint Revocable Trust, created February 3, 2023, by Quitclaim Deed from Valerie Storm and Susan E. Walsh, of record in Instrument No. 20230330-0023013, in the Register's Office of Davidson County, Tennessee, dated March 22, 2023 and recorded on March 30, 2023.

Being the same property conveyed to Susan E. Walsh and Valerie Storm. Married to Each Other, by Warranty Deed from Jesse Kooienga and Mckel D. Kooienga, Trustees of the Kooienga Revocable Living Trust, dated April 18, 2019, as Tenants by the Entireties, of record in Instrument No. 20210309-0030953, in the Register's Office of Davidson County, Tennessee, dated February 26, 2021 and recorded on March 09, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 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.
* 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 CONDOMINIUMS of record in Instrument No.20031023-0157113, as amended Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 and 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.
* 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 with 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; 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, as amended 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 recorded in Book 175, Page 137 and Book 1291, Page 593.
* 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 Light, Air, and View, recorded in Instrument No. 20080117-0005376, as Corrected in Instrument No. 20080118-0005860.
* Easement for Public Utilities and Drainage, recorded in Instrument No. 20120831-0079083.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061113-0139906.
* Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20150205-0010859.
* Charter for Werthan Lofts IV & V Condominiums Homeowners' Association, Inc., recorded as Instrument No. 20080111-0003459.
* Leasing Rules and Regulations recorded in Instrument No. 20240124-0004618.
* Ordinance recorded in Instrument Nos. 20130903-0092714 and 20130903-0092717.
* 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, Unit 367, 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 20th day of November, 2025.

Walsh-Storm Joint Revocable Trust dated February 3, 2023

By:_____
Susan Walsh, Trustee

By:_____
Valerie Storm, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2025, before me personally appeared Susan Walsh and Valerie Storm, Trustees of Walsh-Storm Joint Revocable Trust dated February 3, 2023, 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 20th day of November, 2025.

_____
Notary Signature
My commission expires:

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

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 20th day of November, 2025.

Affiant Signature
Date 11.21.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026