THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052639**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 21st day of November, 2025. Notary Public My Commission Expires: 4-19-2027

CINDY PERSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1352941 DEEDWARR
12/02/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251202-0095596

WARRANTY DEED

Address New Owner: Vince Orlandini and Courtnay Orlandini 231 Rep. John Lewis Way North #400 Nashville TN 37219	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 06 1B 622.00

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, **Andrew Brian Ross, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vince Orlandini and Courtnay Orlandini, husband and wife,** ("Grantees"), its successors, 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 Unit FD 400, THE KRESS LOFTS, PHASE II, amendment no. 4 to Master Deed, The Kress Lofts Condominiums, of record in Instrument No. 20050429-0048067, as amended in Instrument Nos. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, (as corrected in Scrivener's Affidavit in Instrument No. 20080118-0006035), 20080331-0032083, 20230602-0041679 and 20240207-0008604, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Brian Ross, a single man, by Warranty Deed from Christian Heil, an unmarried man, of record in Instrument No. 20210923-0128168, in the Register's Office of Davidson County, Tennessee, dated September 17, 2021 and recorded on September 23, 2021.

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.

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

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 Kress Lofts Condominium of record in Instrument No. 20050429-0048067, as amended in Instrument Nos. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, (as corrected in Scrivener's Affidavit in Instrument No. 20080118-0006035), 20080331-0032083, 20230602-0041679 and 20240207-0008604; 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 7423, Page 374 (as amended in Book 8027, Page 865), Book 9208, Page 613 and Instrument Nos. 20050124- 0008719 and 20051201-0144514.

Charter for The Kress Lofts Condominiums Association, Inc. recorded as Instrument No. 20051128-0142924.

Common Open Space Deed recorded as Instrument Nos. 20050429-0048064 and 20050429-0048066.

Memorandum of Lease recorded in Book 8690, Page 320.

Ordinance No. 097-755 recorded in Book 10512, Page 464 and Ordinance No. BL2002-1033 recorded in Instrument No. 20020626-0076795.

An Application to Combine Parcels recorded in Instrument No. 20061127-0145769.

This is improved property located at 231 Rep. John Lewis Way North #400 Nashville TN 37219

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 21st day of November, 2025.

Andrew Brian Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 21st day of November, 2025.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

CERTIFICATE OF AUTHENTICITY

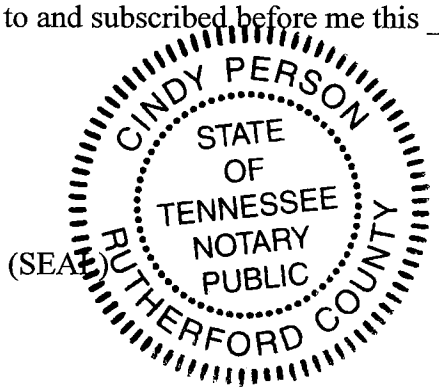
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-01-2025.

AR Steelman
Affiant Signature

12-1-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1 day of December, 2025.



(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

900