Karen Johnson Davidson County
Batch# 1356949 DEEDWARR
12/11/2025 02:33:30 PM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20251211-0098869

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38982-11-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me this 11 day of December, 2025. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Little Byrd Trust 1350 Rosa L. Parks Boulevard Unit 463 Nashville, TN 37208	Little Byrd Trust P.O. Box 41504 Nashville, TN 37204	Map and Parcel No.: 081120T46300CO

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, Cataldo J. Urso, unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Little Byrd Trust under agreement dated December 9, 2025 ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1350 Rosa L. Parks Boulevard, Unit 463, Nashville, TN 37208.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 9th day of December, 2025.

GRANTOR:

Cataldo J. Urso

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cataldo J. Urso, 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 9th day of December, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 463, 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, and Instrument No. 20150225-0016078 and as 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 Cataldo J. Urso, an unmarried man, by deed dated March 23, 2022 from Samuel Warlick, an unmarried man, of record in Instrument No. 20220406-0040002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Werthan Lofts, as recorded in Instrument No. 20070103-0001325, Register's Office for Davidson County, Tennessee.
5. 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, as amended by instrument(s) of record 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.
6. 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 by instrument(s) of record in Instrument No. 20071220-0146056, and Scrivener's Affidavit recorded in Instrument No. 20080118-0006036, amended in Instrument No. 20080211-0013846; Instrument No. 20110609-0044280, and Scrivener's Affidavit recorded 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 as 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.
7. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130; Book 11625, Page 280; Instrument No. 20020425-0051069, as amended in Instrument

No. 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee.

8. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20120831-0078810, Register's Office for Davidson County, Tennessee.
9. Easement for Public Water, recorded in Instrument No. 20070906-0106750, Register's Office for Davidson County, Tennessee.
10. Easement for Light, Air, and View, recorded in Instrument No. 20080117-0005376, as Corrected in Instrument No. 20080118-0005860, Register's Office for Davidson County, Tennessee.
11. Easement for Public Utilities & Drainage, recorded in Instrument No. 20120831-0079083, Register's Office for Davidson County, Tennessee.
12. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061113-0139906, and Instrument No. 20061113-0139884, Register's Office for Davidson County, Tennessee.
13. License Agreement as set forth in instrument recorded in Instrument No. 20090526-0048069, as amended in Instrument No. 20130222-0018099, Register's Office for Davidson County, Tennessee.
14. Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20150205-0010859, Register's Office for Davidson County, Tennessee.
15. Sewer Line Easement of record in Book 1291, page 593, Register's Office for Davidson County, Tennessee.
16. Railroad Line Easement of record in Book 175, Page 137, Register's Office for Davidson County, Tennessee.
17. Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619, Register's Office for Davidson County, Tennessee.
18. Grant of Easement for driveway and walking access of record in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.
19. Grant of Easement for Parking (Phase III) of record in Instrument No. 20050202-0012491, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tonya Cherry,** 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 9 day of December, 2025.

Affiant Signature

Date 12/11/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

