Karen Johnson Davidson County
Batch# 1386491 DEEDQC
02/27/2026 11:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260227-0015646

This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Richard Ketter Rentals LLC (NAME)	Mr. Cooper (NAME)	81-12-0B-223.00-CO
1400 Rosa L Parks Boulevard Unit 223 (STREET ADDRESS)	PO Box 619098 (STREET ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Dallas, Texas 76261 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Richard Ketter, a married man** Grantor(s), does hereby quitclaim and convey unto **Richard Ketter Rentals LLC, a Tennessee Limited Liability Company,** the Grantees herein, their successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 223, together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for the Lofts At Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, as amended in Instrument Number 20040521-0059936, Instrument Number 20040712-0082926, Instrument Number 20050202-0012489, and Instrument Number 20051230-0156950, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed Richard A. Ketter, an unmarried man by Deed of record in Instrument No. 20210809-0106737, in the Register's Office for Davidson County, Tennessee.

Richard A. Ketter having since married Heather Ketter who joins in on this conveyance to convey any marital interest she may have in the subject property.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 1400 Rosa L Parks Boulevard Unit 223, Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 22nd day of January, 2026.

Notary Public

My commission expires: 4-22-29 (Affix Seal)	Affiant Notary Public

Witness my hand this 22 day of January, 2026.

Richard Ketter

Heather Ketter

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22 day of January, 2026, before me personally appeared, Richard Ketter and Heather Ketter, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 22 day of January, 2026.

Notary Public

My Commission Expires: 4-22-29

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1/22/26 (date of document).

Affiant Signature

1/22/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 22nd day of January, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29