# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1396196 DEEDWARR
03/23/2026 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260323-0022809

File #26-DW-1400-211

(SEAL)

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: 6/20/29

**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) |
|---|---|---|
| **Ethan Brown** | Evolution Mortgage | |
| (NAME) | (NAME) | |
| **1400 Rosa L. Parks Boulevard #211** | 2605 Elm Hill Pike Ste E | **081 12 0B 211.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | Nashville TN 37214 | |
| (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,

**MATTHEW R. HOLT, AN UNMARRIED MAN,**

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

**ETHAN BROWN, A SINGLE MAN,**

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. 211 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 No. 20031023-0157113, as Amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 0051230-0156950 and Instrument No. 20060901-0108138, 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 to Matthew R. Holt, an unmarried man, by Warranty deed from Dan Scher, a single person, of record in Instrument No. 20120827-0077058, in the Register's Office of Davidson County, Tennessee, dated August 24, 2012 and recorded on August 27, 2012.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* 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 Condominium of record in Instrument No. 20031023-0157113, as Amended 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.
* 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, as Amended in Instrument No. 20071220-0146056 and Scrivener's Affidavit recorded in Instrument No. 20080118-0006036 and further Amended in Instrument No. 20080211-0013846, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 and Subordination Agreement recorded in Instrument No. 20140725-0066211 and further Amended in Instrument No. 20150225-0016078; 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 Supplemented in Book 11625, Page 280, Instrument No. 20020425-0051069 and Amendment recorded in Instrument No. 20130903-0092714.
* Easement recorded in Book 175, Page 137 and Book 1291, Page 593.
* Easement for Right of Way, recorded in Book 4718, Page 619.
* Easement for Grant for Driveway and Walkway Access, recorded in Instrument No. 20031023-0157114.
* Easement for Grant for Parking, recorded in Instrument No. 20050202-0012491.
* Easement for Storm Drainage, recorded in Instrument No. 20061113-0139884.
* Easement for Public Water, recorded in Instrument No. 20070906-0106750.
* Easement for Light, Air, and View, recorded in Instrument No. 20080117-0005376 and Correction recorded in Instrument No. 20080118-0005860.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061113-0139906.
* License Agreement as set forth in instrument recorded in Instrument No. 20090526-0048069, as Amended in Instrument No. 20130222-0018099.
* Charter for The Lofts at Werthan Mills Condominium Association, Inc., recorded as Instrument No. 20031027-0157822.
* Charter for Werthan Lofts IV & V Condominium Homeowners' Association, Inc., recorded as Instrument No. 20080111-0003459.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1400 Rosa L Parks Boulevard, #211, 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 March, 2026.

Matthew R. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2026, before me personally appeared Matthew R. Holt, 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 March, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2026

**Tennessee Certification of Electronic Document**

I, Emma Howard, 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 3/20/2026 (date of document).

Affiant Signature

3/20/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of March, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL