WARRANTY DEED

Karen Johnson Davidson County
Batch# 1398772 DEEDWARR
03/30/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260330-0024776

File #26-TL-0704-301

(SEAL)
JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 2026.

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)
Mary E.. Caty and Jeffrey A. Caty		
(NAME)	(NAME)	**081 12 0B 565.00**
704 Taylor Street, Unit 301		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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,

JERALD KENT FINLEY, JR., TRUSTEE OF JERALD KENT FINLEY, JR. AND JENNIFER ELIZABETH FINLEY REVOCABLE INTER VIVOS TRUST DATED JULY 9, 2013,

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

MARY E.. CATY AND JEFFREY A. CATY, WIFE AND HUSBAND,

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 Boiler Unit 301, WERTHAN LOFTS IV & V CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected in Instrument No. 20090421-0036270, amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, amended in Instrument No. 20080211-0013846, Instrument No. 20110609- 0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381 and Instrument No. 20131230-0130918, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Jerald Kent Finley, Jr., Trustee and Jennifer Elizabeth Finley, Trustee of The Jerald Kent Finley, Jr. and Jennifer Elizabeth Finley Revocable Inter Vivos Trust Dated July 9, 2013, by Warranty Deed from Katherine Bragg Rudolph, Married, of record in Instrument No. 20240424-0029507, in the Register's Office for Davidson County, Tennessee, dated April 19, 2024 and recorded on April 24, 2024. The said Jennifer Elizabeth Finley having since died on July 23, 2024, leaving the said Jerald Kent Finley, Jr. as sole Trustee.

Being the same property conveyed to Katherine Bragg, an unmarried person, by Warranty Deed from Brian Kownacki and Kaitlyn Kownacki, husband and wife, of record in Instrument No. 20210518-0067475, in the Register's Office for Davidson County, Tennessee, dated May 17, 2021 and recorded on May 18, 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 WERTHAN LOFTS IV & V Condominium of record in Instrument No. Instrument No. 20070117- 0006776, corrected in Instrument No. 20090421-0036270, as amended in Instrument No. 20071220- 0146056 (corrected in Instrument No. 20080118-0006036); further amended in Instrument Nos. 20080211-0013846; 20110609-0044280 (corrected in Instrument No. 20150205-0011062); 20110713-0053571; 20120723-0064381; 20130222-0018099; 20131230-0130918; 20140725-0066210; 20150225-0016078; 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; Book 11625, Page 280 and Instrument Nos. 20020425-0051069; 20130903-0092714 and 20130903-0092717.
* Easement for Railroad Line, recorded in Book 175, Page 137.
* Easement for Sewer Line, recorded in Book 1291, Page 593.
* Easement 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 Public Water, recorded in Instrument No. 20070906-0106750.
* Easement for Grant of Easement, recorded in Instrument No. 20120424-0034833 as amended in Instrument No. 20160715-0073051.
* Easement for Public Utilities and Drainage, recorded in Instrument No. 20120831-0078863 and Instrument No. 20120831-0079083.
* 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.
* All of the terms and provisions set forth and contained in that certain Lease between Werthan Lofts Boiler Building, LLC., Lessor, and Team Chow, LLC., Lessee, a memorandum of which is recorded in Instrument No. 20111229-0101577.
* Leasing Rules and Regulations recorded in Instrument No. 20240124-0004618.
* Charter for The Lofts at Werthan Mills Condominium Association Inc. recorded in Instrument No. 20031027-0157822.
* Charter for Werthan Lofts IV & V Condominiums Homeowners Association, Inc. recorded in 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: **704 Taylor Street, Unit 301, 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 26th day of March, 2026.

Jerald Kent Finley, Jr. and Jennifer Elizabeth Finley Revocable Inter Vivos Trust dated July 9, 2013

By: Jerald Kent Finley Jr.
Jerald Kent Finley, Jr., Trustee

STATE OF ~~TENNESSEE~~ AO Oregon
COUNTY OF ~~DAVIDSON~~ AO Deschutes

On this 26th day of March, 2026, before me personally appeared Jerald Kent Finley, Jr., Trustee of Jerald Kent Finley, Jr. and Jennifer Elizabeth Finley Revocable Inter Vivos Trust dated July 9, 2013, 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 ~~26th~~ AO 24th day of March, 2026.

Notary Signature
My commission expires: 1/23/29

OFFICIAL STAMP
ALEXANDRA DEPAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1055598
MY COMMISSION EXPIRES JANUARY 23, 2029

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 3/26/2026.

AFFIANT

DATE: 3/26/2026

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 26th day of March, 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-28-2027