Karen Johnson Davidson County
Batch# 1415507 DEEDWARR
05/05/2026 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20260505-0039972

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michael Kluge 1350 Rosa L. Parks Blvd #255 Nashville, TN 37208	SWBC Mortgage Corp 9311 San Pedro, 100 San Antonio, TX 78216	081 12 0T 255.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Benjamin Oliver William Pettitt, a single man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Michael Kluge**, an unmarried man("Grantee") all of our/my right, title and interest in and to that certain real property known as 1350 Rosa L Parks Boulevard, 255, Nashville, TN 37208 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 255 of the Werthan Lofts IV and V Condominiums, Phase V, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as corrected by Affidavit of record in Instrument No. 20090421-0036270, and further amended in Instrument No. 20071220-0146056, as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, as corrected by Affidavit of record 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, of record in the Register's Office for Davidson County, Tennessee. including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. For further reference see Exhibit "B-3" to the Amendment No. 7 to Master Deed. Werthan Lofts IV and V Condominiums of record in Instrument No. 20140725-0066210. said Register's Office. for a more complete identification and description of such Unit.

Being the same property conveyed to Benjamin Oliver William Pettitt, a single man, by Warranty Deed from Donnie W. Rutledge, II and Alyson Marie Rutledge, husband and wife dated August 3, 2021, and recorded August 6, 2021, of record in Instrument No. 20210806-0105843, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1350 Rosa L Parks Boulevard, 255, Nashville, TN 37208.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, Grantor, hereunto set by hands and seals this 21 day of April, 2026.

Benjamin Oliver William Pettitt

STATE OF Massachusetts

COUNTY OF Suffolk

On this 21st day of April, 2026, before me personally appeared Benjamin Oliver William Pettitt, 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 21st day of April, 2026.

Notary Signature
My commission expires: 12/25/2031

ADELON JOSEPH
Notary Public
Massachusetts
My Commission Expires
Dec 25, 2031

AFFIDAVIT OF VALUE

STATE OF Massachusetts)
COUNTY OF Suffolk)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $379,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of April, 2026.

Notary Public
My commission expires: 12/25/2031

ADELON JOSEPH
Notary Public
Massachusetts
My Commission Expires
Dec 25, 2031

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 21, 2026

Affiant Signature

4th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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