Karen Johnson Davidson County
Batch# 1420007 DEEDWARR
05/13/2026 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20260513-0043251

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454080

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $352,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of May, 2026.

Carmen Coats
Notary Public
My Commission Expires: 11/5/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Isabella Miller and Alexander Sumner 1350 Rosa L Parks Blvd #243 Nashville TN 37208	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	Tax Parcel ID No. 081 12 0T 243.00

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, **John T. Griffin, unmarried, and William J. Griffin, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Isabella Miller, an unmarried woman, and Alexander Nash Sumner, an unmarried man, as tenants in common**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 243, 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 Nos. 20080211-0013846, 20110609-0044280, corrected by Scrivener's Affidavit recorded at Instrument No. 20150205-0011062, amended at Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, and 20150225-0016078 in the Register's Office of 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 John T. Griffin and William J. Griffin, both unmarried, by Warranty deed from Werthan V. Lofts, LLC, of record in Instrument No. 20150520-0046506, in the Register's Office of Davidson County, Tennessee, dated May 15, 2015 and recorded on May 20, 2015. Said property has never been the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 CONDOMINIUMS of record in Instrument No.20031023-0157113, as amended Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 and 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 CONDOMINIUMS of record in Instrument No. 20070117-0006776 with Scrivener's Affidavit recorded in Instrument No. 20090421-0036270, as amended in Instrument Nos. 20071220-0146056 (Scrivener's Affidavit recorded in Instrument No. 20080118-0006036), 20080211-0013846, 20110609-0044280 (Scrivener's Affidavit recorded in Instrument No. 20150205-0011062), 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, 20150225-0016078 and 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, as amended in Book 11625, Page 280 and Instrument No. 20020425-0051069.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20120831-0078810.

Easement recorded in Book 175, Page 137 and Book 1291, Page 593. Easement for Alley, 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 Light, Air, and View, recorded in Instrument No. 20080117-0005376, as Corrected in Instrument No. 20080118-0005860. Easement for Public Utilities and Drainage, recorded in 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, as amended in Instrument No. 20130222-0018099.

Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20150205-0010859.

Charter for The Lofts at Werthan Mills Condominium Association, Inc. recorded in Instrument No. 20031027-0157822 & 20080111-0003459.

Leasing Rules and Regulations recorded in Instrument No. 20240124-0004618.

Ordinance recorded in Instrument Nos. 20130903-0092714 and 20130903-0092717.

This is improved property located at 1350 Rosa L Parks Blvd #243 Nashville TN 37208

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of May, 2026.

John T. Griffin

William J. Griffin by Tyh Griffin

William J. Griffin by John T. Griffin as Attorney-in-fact

Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John T. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T. Griffin, 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, and who further acknowledged that he is the Attorney-in-Fact for William J. Griffin and that he is authorized by William J. Griffin to execute this instrument on their behalf.

Witness my hand, at office, this 6th day of May, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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 May 7. 2026

Affiant Signature

13th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th 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

202605130043251