BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1421708
05/18/2026 10:53 AM
Fees: $13.00 Taxes: $1,202.50

Davidson County
DEEDWARR
2 pgs

20260518-0044262

File #26-TL-0704-302

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL ~~CONSIDERATION OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

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
Marilois Snowman and Douglas P. Snowman	**OriginPoint LLC**	
(NAME)	(NAME)	**081 12 0B 566.00**
704 Taylor Street, Unit 302	**3490 N. Ravenwood Ave. Ste.2W**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Chicago, IL 60613**	
(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 THE 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

MARILOIS SNOWMAN AND DOUGLAS P. SNOWMAN, 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 302, 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 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 and Leasing Rules and Regulations recorded in Instrument No. 20240124-0004618, and any amendment thereto, in the Register's Office, 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 Jerald Kent Finley Jr., Trustee and Jennifer Elizabeth Finley, Trustee of Jerald Kent Finley Jr. and Jennifer Elizabeth Finley Revocable Inter Vivos Trust dated July 9, 2013, by Warranty deed from Paul Carruthers, an unmarried man, and Ashley Hyde, an unmarried woman, of record in Instrument No. 20240531-0040454, in the Register's Office of Davidson County, Tennessee, dated May 29, 2024 and recorded on May 31, 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 Paul Carruthers, an unmarried man & Ashley Hyde, an unmarried woman, tenants in common with rights of survivorship, by Warranty deed from Christopher Estes, a single person, of record in Instrument No. 20220425-0047146, in the Register's Office of Davidson County, Tennessee, dated April 18, 2022 and recorded on April 25, 2022.

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 CONDOMINIUMS of record in 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 and Leasing Rules and Regulations recorded in Instrument No. 20240124-0004618; 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.
* 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.
* 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.
* 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 302, 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 7 day of May, 2026.

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

By: _____
Jerald Kent Finley, Jr, Trustee

STATE OF FL
COUNTY OF Pinellas

On this 7 day of May, 2026, before me personally appeared Jerald Kent Finley, Jr, Trustee of The 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. physical presence produced DL as ID

Witness my hand, at office, this 7 day of May, 2026.

_____
Notary Signature Melanie Rhea Goodman
My commission expires: 01-11-2029

MELANIE RHEA GOODMAN
Notary Public - State of Florida
Commission # HH 617076
My Comm. Expires Jan 11, 2029
Bonded through National Notary Assn.