Karen Johnson Davidson County
Batch# 1441868 DEEDWARR
07/02/2026 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260702-0059990

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Julia Elizabeth Mahre	New Owner	
(NAME) 1350 Rosa L Parks Blvd, 313	(NAME) PO BOX 1161	081 12 0B 484.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Hopkinsville, KY 42241	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **P. BRANCH PROPCO 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE JULIA ELIZABETH MAHRE, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 313, together with the appurtenant interest in the common elements of WERTHAN LOFTS IV & V CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME established by Master Deed of record in Instrument No. 20070117-0006776, as amended by Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056, and as corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036, and as further amended by Amendment No. 2 to Master Deed of record in Instrument No. 20080211-0013846, Scrivener's Affidavit of record in Instrument No. 20090421-0036270, License Agreement record in Instrument No. 20090526-0048069, and as further amended by Amendment No. 3 to Master Deed of record in Instrument No. 20110609-0044280 and as corrected by Scrivener's Affidavit of record in Instrument No. 20150205-01111062, and as further amended by Amendment No. 4 to Master Deed of record in Instrument No. 20110713-0053571, and as further amended by Amendment No. 5 to Master Deed of record in Instrument No. 20120723-0064381, License Agreement record in Instrument No. 20130222-0018099, and as further amended by Amendment No. 6 to Master Deed of record in Instrument No. 20131230-0130918, and as further amended by Amendment No. 7 to Master Deed of record in Instrument No. 20140725-0066210, and as further amended by Amendment No. 8 to Master Deed of record in Instrument No. 20150225-0016078, Assignment of Rents record in Instrument No. 20201202-0139922, and Amended record in Instrument No. 20220323-0033402, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Site Plan Attached as Exhibit 13-1 to Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to P. Branch Propco 2, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Michael C. Butler and Nancy M. Butler, husband and wife, of record in Instrument No. 20201202-0139920, in the Register's Office of Davidson County, Tennessee, dated November 30, 2020 and recorded on December 02, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1350 Rosa L Parks Blvd, 313, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 26th day of June, 2020

P. Branch Propco 2, LLC,
a Tennessee Limited Liability Company

BY: _____
Phillip Branch, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Phillip Branch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Manager of P. Branch Propco 2, LLC, a Tennessee Limited Liability Company the within named bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal this 26th day of June, 2020.

Commission expires:

DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2023

_____
Notary Public

True Copy Certification

I, **Tammy Carney,** 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 this the 30th day of June, 2026.

Affiant Signature

Date 7.1.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

