WARRANTY DEED

Karen Johnson Davidson County
Batch# 1458817 DEEDWARR
08/11/2026 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20260811-0074045

File #26-JJ-1400-333

(SEAL)

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 **$875,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF August, 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 OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Keith Nigel Budden (NAME)	**NEW OWNER** (NAME)	
1400 Rosa L Parks Boulevard, Unit 333 (ADDRESS)	(ADDRESS)	**081 12 0B 333.00**
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,

WILLIAM C. WALLACE, II AND JENNIFER WALLACE, HUSBAND AND WIFE,

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

KEITH NIGEL BUDDEN, A MARRIED PERSON,

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:

Being Unit No. 333, together with the allocated Parking Space and the appurtenant interest in the common elements of THE LOFTS AT WERTHAN MILLS, a horizontal property regime as established by Master Deed for THE LOFTS AT WERTHAN MILLS CONDOMINIUMS of record in Instrument Number 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed to William C. Wallace, II and Jennifer Wallace, husband and wife, by Quit Claim Deed from William C. Wallace, II and Jennifer Buck nka as Jennifer Wallace, husband and wife, of record in Instrument No. 20131030-0112460, in the Register's Office for Davidson County, Tennessee, dated October 9, 2013 and recorded on October 30, 2013.

Being the same property conveyed to William C. Wallace, II and wife, Jennifer Buck, by Warranty Deed from Lofts at Werthan Mills III, LLC, of record in Instrument No. 20060501-0049518, in the Register's Office for Davidson County, Tennessee, dated April 26, 2006 and recorded on May 1, 2006.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* 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 Condominium of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 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 Condominium of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056 (being corrected by Scrivener's Affidavit recorded in Instrument No. 20080118-0006036), Instrument No. 20080211-0013846; as corrected by Scrivener's Affidavit recorded in Instrument No. 20090421-0036270; further amended in Instrument No. 20110609-0044280 (being corrected by Scrivener's Affidavit recorded in Instrument No. 20150205-0011062), Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210; Subordination Agreement recorded in Instrument No. 20140725-0066211; and further amended in Instrument No. 20150225-0016078; as amendment to bylaws 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, as supplemented in Book 11625, Page 280 and Instrument No. 20020425-0051069 and amended in Instrument No. 20130903-0092714.

* Easement recorded in Book 175, Page 137; Book 1291, Page 593 and 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 with Parking Release in Instrument No. 20090526-0048101.
* 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 & 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.
* Boundary and Party Wall Agreement as set forth in instrument recorded in Instrument No. 20150417-0034105.
* Charter for The Lofts at Werthan Mills Condominium Association, Inc., recorded as Instrument No. 20031027-0157822.
* Charter for Werthan Lofts IV & V Condominium Homeowners' Association, Inc., recorded as 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: **1400 Rosa L Parks Boulevard, Unit 333, 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 **7th** day of **August, 2026.**

William C. Wallace, II

Jennifer Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2026, before me personally appeared William C. Wallace, II, 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 7th day of August, 2026.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2026, before me personally appeared Jennifer Wallace, 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 7th day of August, 2026.

Notary Signature
My commission expires:

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

True Copy Certification

I, **Jodi Jackson,** 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 7 day of August, 2026.

Affiant Signature
Date 8/7/2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

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