Prepared By~~ & Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2953

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of October, 2020

Dawn Martin
Notary Public

Commission Expires: 10/2/23

Karen Johnson Davidson County
Batch# 494010 DEEDWARR
10/12/2020 02:58:52 PM 2 pgs
Fees: $13.00 Taxes: $5,272.50
20201012-0118394

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carol G. Parrillo, Trustee of the Carol G. Parrillo Revocable Trust dated November 11, 1985 8 Forest Gate Circle Oak Brook, IL 60523	NEW OWNER	093-11-0G-307.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

PRR Patel Properties LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol G. Parrillo, Trustee of the Carol G. Parrillo Revocable Trust dated November 11, 1985

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. 307, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record as Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, and further amended by amendment of record as Instrument No. 20190508-0043149, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 307 as shown on Garage Level 3 as set forth in Exhibit C to said Master Deed, and Storage Unit 307 as shown on Condo Level 3 as set forth in Exhibit C to said Master Deed.

Being a portion of the same property conveyed to Rutledge Development, LLC, a Tennessee limited liability company by Special Warranty Deed from Steven A. King, as to a 50% undivided interest and Samuel Glen Christmas, as to a 50% undivided interest of record in Instrument No. 20150818-0082955, Register's Office for Davidson County, Tennessee, dated August 17, 2015 and recorded on August 18, 2015.

Being a portion of the same property conveyed to Rutledge Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Rutledge Development, LLC, a Tennessee limited liability company of record in Instrument No. 20150901-0088890, Register's Office for Davidson County, Tennessee, dated September 01, 2015 and recorded on September 01, 2015.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VRED-20-20307

Being the same property conveyed to Prr Patel Properties, LLC by Warranty deed from Rutledge Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190710-0067351 Register's Office for Davidson County, Tennessee, dated July 03, 2019 and recorded on July 10, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 20 Rutledge Street, 307, Nashville, TN 37210

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of October, 2020.

PRR Patel Properties LLC

By: Puja Patel
Puja Kandarp Patel, Member

STATE OF TENNESSEE
COUNTY OF Gibson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Puja Kandarp Patel, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Member of PRR Patel Properties LLC, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Jackson (city), Tennessee this 9th day of October, 2020.

Notary Public
My Commission Expires: 3-16-21

(Notary Seal)
KATHY KEYMON
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY