Karen Johnson Davidson County
Batch# 618174 DEEDWARRSP
04/19/2021 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $2,849.00
20210419-0052031

SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $770,000.00. Trent Scheriger Subscribed and sworn to before me, this the 6th day of April, 2021. Kimberley J Raymond Notary Public My Commission Expires: 7-5-21

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Trent Scheriger 20 Rutledge Street, Unit 110 Nashville, TN 37210	093-11-0G-110.00CO	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RUTLEDGE DEVELOPMENT, LLC, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto TRENT SCHERIGER (herein referred to as "Grantee"), his heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 110, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record in Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872 and as amended and restated in Instrument No. 20200108-0002612, 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 110 as shown on Garage 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 deed from RUTLEDGE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150901-0088890, dated September 1, 2015, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and representatives, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2021 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and representatives, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 16th day of April, 2021.

GRANTOR:

RUTLEDGE DEVELOPMENT, LLC
a Tennessee limited liability company

By: _____
Joe A. Owen, Manager

{02212702.1 }

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joe A. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Rutledge Development, LLC, the within named bargainor, a Tennessee limited liability company, 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 seal at office this 16th day of April, 2021.

Kimberley J. Raymond
NOTARY PUBLIC

My Commission Expires: 7-5-21

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

{02212702.1 }

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Natalina D. Eckerman, a notary public for this county and state, Sam McAllester, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Natalina D. Eckerman
Notary's Signature

My Commission Expires: September 6, 2022

NATALINA D. ECKERMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON