WARRANTY DEED

Karen Johnson Davidson County
Batch# 689374 DEEDWARR
08/03/2021 11:25:03 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20210803-0104211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF August 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 8, 2024

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

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Chad Berryhill and Heidi Rae Berryhill	New Owner	
(NAME)	(NAME)	
20 Rutledge Street #302		093-11-0G-302.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, I, **CONSTANCE A. THOMPSON, TRUSTEE OF THE CONSTANCE A. THOMPSON REVOCABLE TRUST UAD 10/23/15 AS AMENDED 8/1/16,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES CHAD BERRYHILL AND HEIDI RAE BERRYHILL, HUSBAND AND WIFE,** 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. 302, 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 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 302 as shown on Garage Level 4 as set forth in Exhibit C to said Master Deed, and Storage Unit 302 as shown on Condo Level 43 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Constance A. Thompson, Trustee of the Constance A. Thompson Revocable Trust UAD 10/23/15 as amended 8/1/16, by Special Warranty Deed from Rutledge Development LLC, a Tennessee limited liability company of record in Instrument No. 20190801-0075851, Register's Office for Davidson County, Tennessee, dated July 31, 2019.

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 20 Rutledge Street #302, Nashville, TN 37210
(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 2nd day of August, 2021

THE CONSTANCE A. THOMPSON REVOCABLE TRUST UAD 10/23/15 AS AMENDED 8/1/16

By: Constance A. Thompson, Trustee

BY: _____
Kevin D. Montgomery, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kevin D. Montgomery, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of CONSTANCE A. THOMPSON, TRUSTEE OF THE CONSTANCE A. THOMPSON REVOCABLE TRUST UAD 10/23/15 AS AMENDED 8/1/16 as her Authorized Agent and acknowledged that he executed the same as the free act and deed of CONSTANCE A. THOMPSON, TRUSTEE OF THE CONSTANCE A. THOMPSON REVOCABLE TRUST UAD 10/23/15 AS AMENDED 8/1/16 and further acknowledged that Constance A. Thompson is the Trustee of the Constance A. Thompson Revocable Trust UAD 10/23/15 as amended 8/1/16 and is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 2nd day of August, 2021.

Commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires Feb. 2, 2022

Kathy Snider
Notary Public