This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $360,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of August, 2021.

Notary Public
My commission expires:

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 691681 DEEDWARR
08/06/2021 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210806-0105843

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Oliver William Pettit 1350 Rosa L. Parks Blvd #255 Nashville, TN 37208	Benjamin Oliver William Pettitt 5106 Delaware Avenue Apt 103 Nashville, TN 37209	081-12-0T 255.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DONNIE W. RUTLEDGE, II AND ALYSON MARIE RUTLEDGE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN OLIVER WILLIAM PETTITT, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 255 of the Werthan Lofts IV and V Condominiums, Phase V, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as corrected by Affidavit of record in Instrument No. 20090421-0036270, and further amended in Instrument No. 20071220-0146056, as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, as corrected by Affidavit of record in Instrument No. 20150205-0011062, and further amended in Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. For further reference see Exhibit "B-3" to the Amendment No. 7 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No. 20140725-0066210, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Donnie W. Rutledge, II and Alyson Marie Rutledge, husband and wife, by Warranty Deed dated 04/16/2021, from Brett McCarthy and Miranda L. McCarthy, husband and wife, of record in Instrument No. 20210428-0057010, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1350 Rosa L. Parks Blvd #255, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AMR DWR II by AMR, ATF

Witness my hand this the 3rd day of August, 2021.

Donnie W. Rutledge II by Alyson Marie Rutledge, his attorney in fact

Donnie W. Rutledge, II by Alyson Marie Rutledge, Attorney-in-fact

Alyson Marie Rutledge

Alyson Marie Rutledge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alyson Marie Rutledge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of August, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

On this the 3rd day of August, 2021, before me, the undersigned, Notary Public in and for said County and State, personally appeared Alyson Marie Rutledge with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donnie W. Rutledge, II, by Specific Power of Attorney dated August 2nd, 2021, and who acknowledged that he executed the same as the free act and deed of Donnie W. Rutledge, II.

Witness my hand and official seal this the 3rd day of August, 2021.

My Commission Expires: 9-6-22

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/3/21.

Affiant Signature

8/4/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/4/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON