WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/25/2024 (AFFIX SEAL)

W-VRE-21-20-309

Karen Johnson Davidson County
Batch# 767441 DEEDWARR
12/03/2021 12:47:45 PM 2 pgs
Fees: $13.00 Taxes: $3,274.50

20211203-0160741

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Scott German and Lori Lu Singleton	**NEW OWNER**	
(NAME)	(NAME)	**093-11-0G-309.00-CO**
20 Rutledge Street Apt. 309		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **VICKI J. VOLKENING AND BRUCE E. VOLKENING, CO-TRUSTEES OF THE VICKI J. VOLKENING TRUST U/A/D JULY 9, 2007,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT GERMAN AND LORI LU SINGLETON, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Unit No. 309, 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, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872, 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 309 as shown on Garage Level 4 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Vicki J. Volkening and Bruce E. Volkening, Co-Trustees of The Vicki J. Volkening Trust U/A/D July 9, 2007 by Special Warranty Deed from Rutledge Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190604-0053034 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 4, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7084, Page 983, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of City Lights Condominiums, of record in Instrument No. 20190408-0031675, as amended in Instrument No. 20190501-0040417 and Instrument No. 20190508-0043149, Instrument No. 20190711-0067872 and Instrument No. 20200108-0002612, Instrument No. 20200317-0029703, Instrument No. 20200618-0064135 Register's Office for Davidson County, Tennessee.
- Charter of City Lights Condominium Association, Inc. record in Instrument No. 20190409-0032210, Register's Office for Davidson County. Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument No. 20160718-0073554, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160826-0089450, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180207-0012297, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **20 Rutledge Street Apt. 309, Nashville, Tennessee 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 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 30th DAY OF NOVEMBER, 2021.

The Vicki J. Volkening Trust U/A/D July 9, 2007

BY: _____
Vicki J. Volkening
Trustee

BY: _____
Bruce E. Volkening
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKI J. VOLKENING, TRUSTEE of THE VICKI J. VOLKENING TRUST U/A/D JULY 9, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE E. VOLKENING, TRUSTEE of THE VICKI J. VOLKENING TRUST U/A/D JULY 9, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212