Karen Johnson Davidson County
Batch# 815235 DEEDWARR
03/03/2022 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $3,355.90
20220303-0024579

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36892-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $907,000.00. Jaylon B Pat Affiant Subscribed and sworn to before me, 17th day of February, 2022. Notary Public My Commission Expires: 06-02-25

Whitney McElroy Notary Public State of Tennessee Williamson County

LIMITED WARRANTY DEED

Address New Owner: Bernie Silvers Jodie Silvers 20 Rutledge St. Unit 206 Nashville, TN 37210	**Send Tax Bills To:** SAME AS NEW OWNER	**Tax Information:** Map and Parcel No.: 093 11 0G 206.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cumberland Trust & Investment Company, Executor of the Estate of Brian Jenkins** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bernie Silvers and Jodie Silvers, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 20 Rutledge St. Unit 206, Nashville, TN, 37210

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging, to Grantor, its successors and assigns, forever.

Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property, and the same is unencumbered, except as otherwise herein set forth on Exhibit "A" hereto.

Grantor further does covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, their successors, heirs and assigns, against the lawful claims of all persons, whomsoever claiming by, through or under Grantor, but no further or otherwise, provided, however, that all covenants and warranties herein of Cumberland Trust and Investment Company are made in as full and ample a matter as it can and should do as such Executor and Trustee but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the estate of which it is the fiduciary and which is conveying the foregoing property

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 17th day of February, 2022.

Cumberland Trust and Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's estate/trust, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

Cumberland Trust & Investment Company, Executor of the Estate of Brian Jenkins

BY: _____

Rachel Fuqua Klages, VP and Director, Estate Administration

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Rachel Fuqua Klages, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the VP and Director, Estate Administration of Cumberland Trust & Investment Company, Executor of the Estate of Brian Jenkins, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 17th day of February, 2022

_____
Notary Public

My Commission Expires: 1-6-2025

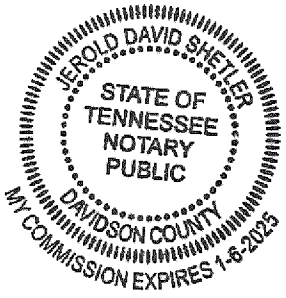


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 206, 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, and further amended by amendment and restated of record as 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 206 as shown on Garage Level 1 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Brian Jenkins, by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20191010-0104041, in the Register's Office of Davidson County, Tennessee, dated October 09, 2019 and recorded on October 10, 2019. The said Brian Jenkins being deceased as of July 10, 2021 (also see Probate recorded in Case No. 21P-1538).

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rutledge Addition Nashville, as recorded in Plat Book 21, Page(s) 73.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing City Lights Condominiums Condominium of record in Instrument No. 20190408-0031675, as amended by instrument(s) of record in Instrument Nos. 20190501-0040417; 20190508-0043149; 20190711-0067872; Amended and Restated recorded in Instrument No. 20200108-0002612; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
4. Easement for Public Street Right-of-Way, recorded in Instrument No. 20160718-0073554.
5. Easement recorded in Instrument No. 20180207-0012297.
6. Subject to Matters as set out in Metropolitan Government of Nashville and Davidson County for Demolition on the premises recorded in Book 4007, Page 786 and Book 4108, Page 71. (As to Lots 37 and 38).
7. Redevelopment Plan recorded in Book 7084, Page 983.
8. Facade Guidelines Market and Design Study for Broadway Capitol Mall Redevelopment Plan Rutledge Hill Redevelopment Plan recorded in Book 7631, Page 606.
9. Ordinance No. 097-755 recorded in Book 10512, Page 464 and Ordinance No. 097-754 recorded in Book 10512, Page 477.
10. Subject to one half of the alley abandoned by Metropolitan Nashville and Davidson County Clerk's Office pursuant to the Ordinance No. BL2014-745 as referenced in deeds recorded at Instrument Nos. 20150818-0082955 and 20150130-0009142.
11. Performance Bond recorded in Instrument No. 20190319-0025074, as amended in Instrument No. 20190924-0097036.

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 February 17, 2022 (date of document).

Affiant Signature

February 18, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 18 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: Oct-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County