WARRANTY DEED

Karen Johnson Davidson County
Batch# 853448 DEEDWARR
05/11/2022 10:11:50 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20220511-0053778

File #22-0020-706-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Francine Ehrlich Revocable Trust	**Same**	
(NAME)	(NAME)	**093 11 0G 706.00**
20 Rutledge St. #706 (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, **JASON DIEHL AND KRISTIN STEVENS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANCINE EHRLICH, TRUSTEE OF FRANCINE EHRLICH REVOCABLE TRUST DATED APRIL 20, 2021,** 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. 706, 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 707 as shown on Garage Level 4 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Montrose Land Group, LLC, a Tennessee limited liability company, by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20191119-0119081, in the Register's Office for Davidson County, Tennessee, dated November 18, 2019 and recorded on November 19, 2019.

Being the same property conveyed to Jason Diehl, unmarried, and Kristin Stevens, unmarried, as joint tenants with the right of survivorship, by Warranty Deed from Montrose Land Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20200831-0098538, in the Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on August 31, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rutledges Addition Nashville, as recorded in Plat Book 21, Page(s) 73 .
*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 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 in Instrument Nos. 20200108-0002612 and 20200317-0029703; 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.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20160826-0089450.
*Easement for Agreement for Dedication and/or Public Street Right-of-Way, recorded in Instrument No. 20160718-0073554.
*Easement recorded in Instrument No. 20180207-0012297.
*Ordinance recorded in Book 10512, Page 464 and Book 10512, Page 477.
*Metropolitan Government of Nashville and Davidson County recorded in Book 4007, Page 786 and Book 7084, Page 983.
*Subject to Matters as set out in Metropolitan Government of Nashville and Davidson County for Demolition on the premises recorded in Book 4007, Page 838 and Book 4108, Page 257, in the Register's Office of Davidson County, Tennessee (as to Lots 37 and 38.)
*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. 20150130-0009142 and 20150818-0082955, in the Register's Office of Davidson County, Tennessee.

*Facade Guidelines recorded in Book 7631, Page 606.
*Performance Bond recorded at Instrument No. 20190319-0025074 and Amendment recorded in Instrument No. 20190924-0097036.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **20 Rutledge Street, #706, Nashville, TN 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 9th day of May, 2022.

Jason Diehl by Thomas Diehl, his Attorney-In-Fact

Kristin Stevens by Thomas Diehl, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2022, before me personally appeared Thomas Diehl, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein, and who further acknowledged that he is the attorney-in-fact for Jason Diehl, the maker of a Specific Power of Attorney dated April 28, 2022, and placed of record in Instrument No 20220511-0053776 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 9th day of May, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2022, before me personally appeared Thomas Diehl, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein, and who further acknowledged that he is the attorney-in-fact Kristin Stevens, the maker of a Specific Power of Attorney dated April 28, 2022, and placed of record in Instrument No 20220511-0053777 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 9th day of May, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204