THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220842063

Karen Johnson Davidson County
Batch# 905993 **DEEDWARR**
08/22/2022 10:47:57 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20220822-0094385

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $610,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of August, 2022.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ASHLEY SCHAD MY COMMISSION EXPIRES MARCH 06, 2024

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trent Joseph Scheriger 641 Creek Oak Drive Murfreesboro, TN 37128	New Owner	Tax Parcel ID No. 093 11 0G 211.00

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, **John M. Seral and wife, Anne Cardiff Seral** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trent Joseph Scheriger**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 211, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record in Instrument No. 20190408-0031675, as amended in Amendments filed of record in Instrument Nos. 20190501-0040417, 20190508-0043149, and 20190711-0067872, as amended and restated in Instrument Nos. 20200108-0002612 and 20200317-0029703 and Withdrawal recorded in Instrument No. 20200618-0064135, in the Register's Office of 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 211 as shown on Garage Level 1, as set forth in Exhibit "C" to said Master Deed, and Storage Unit 211 as shown on Condo Level 2, as set forth in Exhibit "C" to said Master Deed.

Being the same property conveyed to John M. Seral and wife, Anne Cardiff Seral, by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20190516-0046424 (corrected by Scrivener's Affidavit filed of record in Instrument No. 20190807-0078334), in the Register's Office of Davidson County, Tennessee, dated May 16, 2019 and recorded on May 16, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rutledge's Addition, 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 Condominium of record in Instrument No. 20190408-0031675, as amended by instrument(s) of record in Instrument Nos. 20190501-0040417, 20190508-0043149, 20190711-0067872, as amended and restated in Instrument Nos. 20200108-

0002612 and 20200317-0029703 and Withdrawal recorded in Instrument No. 20200618-0064135; 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 of Easement and/or Public Street Right-of-Way, recorded in Instrument No. 20160718-0073554.

Easement for Grant, recorded in Instrument No. 20180207-0012297.

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)

Redevelopment Plan recorded in Book 7084, Page 983.

Facade Guidelines Market and Design Study for Broadway Capitol Mall Redevelopment Plan Rutledge Hill Redevelopment Plan recorded in Book 7631, Page 606.

Ordinance No. 097-755 recorded in Book 10512, Page 464.

Ordinance No. 097-754 recorded in Book 10512, Page 477.

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.

Performance Bond recorded in Instrument No. 20190319-0025074, as amended in Instrument No. 20190924-0097036.

This is improved property located at 20 Rutledge Street #211 Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 on this 15th day of August, 2022.

John M. Seral

ANNE CARDIFF SERAL By John M. Seral ATTORNEY IN FACT
Anne Cardiff Seral
By: John M. Seral, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Seral, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Anne Cardiff Seral and that he is authorized by Anne Cardiff Seral to execute this instrument on her behalf.

WITNESS my hand, at office, this 15th day of August, 2022.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024