THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143344** Karen Johnson Davidson County Batch# 971418 DEEDWARR 02/16/2023 08:58:30 AM 3 pgs Fees: $18.00 Taxes: $2,331.00 20230216-0011229	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2023. Notary Public My Commission Expires: 2/22/26 JILL S. WICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Jason Lee Ambroson and Meredith E. Ambroson 20 Rutledge Street #211 Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: 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, **Trent Joseph Scheriger, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Lee Ambroson and Meredith E. Ambroson, husband and wife**, ("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 No(s). 20190501-0040417, 20190508-0043149, and 20190711-0067872, as amended and restated in Instrument No(s). 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 Trent Joseph Scheriger, by Warranty Deed from John M. Seral and wife, Anne Cardiff Seral, of record in Instrument No. 20220822-0094385, in the Register's Office of Davidson County, Tennessee, dated August 15, 2022 and recorded on August 22, 2022.

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, in the Register's Office of Davidson County, Tennessee, dated May 16, 2019 and recorded on May 16, 2019. Also see Affidavit of Scrivener's Error of record in Instrument No. 20190807-0078334, Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rutledges 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 of record in Instrument No. 20190408-0031675, as amended by instrument(s) of record in Instrument No(s). 20190501-0040417; 20190508-0043149 and 20190711-0067872, as amended and restated recorded in Instrument No(s). 20200108-0002612 and 20200317-0029703 and Withdrawal of amended and restated 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 for Stormwater Facilities and Systems recorded in Instrument No. 20160826-0089450.

Easement for Dedication and/or Public Street Right-of-Way, recorded in Instrument No. 20160718-0073554.

Easement recorded in Instrument No. 20180207-0012297.

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.

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 in Instrument No(s). 20150818-0082955 and 20150130-0009142.

Performance Bond recorded in Instrument No. 20190319-0025074, as amendment record 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 February, 2023.

Trent Joseph Scheriger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Trent Joseph Scheriger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2023.

Notary Public
My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 2/15/23 (date of document).

Affiant Signature

2/15/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON