Karen Johnson Davidson County
Batch# 1037667 DEEDWARR
08/14/2023 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20230814-0062699

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00.

Affiant

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2023.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G23-19292

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert D. Knapp and Marcia Knapp, Trustees of The Marcia C. Knapp Qualified Personal Residence Trust--Florida dated December 10, 2012	Same as New Owner	093-11-0G-501.00 CO
(NAME)	(NAME)	
20 Rutledge St. 501	4	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37210	4	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Charles W. Dunn, Executor of David Ace Harrington Estate**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcia C. Knapp and Robert D. Knapp, Trustees of the Marcia C. Knapp Qualified Personal Residence Trust--Florida, Dated December 10, 2012**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 501, as established by the Amended and Restated Master Deed or Declaration of City Lights Condominiums of record as Instrument No. 20220816-0092835, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Amended and Restated 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 501 as shown on Garage Level 4 as set forth in Exhibit C to said Amended and Restated Master Deed, and Storage Unit 501 as shown on Condo Level 5 as set forth in Exhibit C to said Amended and Restated Master Deed.

BEING the same property conveyed to David A. Harrington, by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, dated 7/19/2019 and recorded 7/19/2019 in Instrument No. 20190719-0071200, in the Register's Office of Davidson County, Tennessee. The said David A. Harrington, also known as David Ace Harrington, having since died testate on December 17, 2022, with his Estate being probated under Case No. 23P-47 in the Probate Court for Davidson County, Tennessee. In his Last Will and Testament and

First Codicil to Last Will and Testament Charles W. Dunn was appointed personal representative for the Estate of David Ace Harrington and was specifically authorized to sell and convey the subject property.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 20 Rutledge Street, 501, 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 11th day of August, 2023.

David Ace Harrington Estate

By: Charles W. Dunn

Charles W. Dunn, Executor

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles W. Dunn, Executor of David Ace Harrington Estate, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of August, 2023.

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-19-2026

Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8-11-23 (date of document).

Affiant Signature

8.13.23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY