Karen Johnson Davidson County
Batch# 1086288 DEEDQC
12/28/2023 01:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231228-0099804

This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
TONI RUTGERSON **602 Page Drive** **Mt. Juliet, TN 37122**	**To New Owner**	**135 12 0F 022.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **RUTRUT LLC, a Tennessee limited liability company,** hereinafter called "Grantor", for and in consideration of Ten and 00/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby releases, remises forever and quitclaims unto **TONI RUTGERSON,** her heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Certain Townhome located in Davidson County, Tennessee, being Unit No. 22 of The Golf Retreat at Nashboro II ("GRAN II"), A Horizontal Property Regime, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Declaration of Covenants, Conditions and Restrictions for The Golf Retreat at Nashboro II, a Horizontal Property Regime of record in Instrument Number 20200924-00110161, being Amended and Restated in Instrument No. 20220518-0057555 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, with private elements, a Townhomes Development, and the By-Laws for the administration thereof, and all easements, rights and interest 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 buildings thereof; said Units being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed, Instrument No. 20200924-0110161, as Amended and Restated Master Deed Instrument No. 20220518-0057555 R.O.D.C.

Being the same property conveyed to RUTRUT, LLC by deed from TLOT, LLC of record as Instrument No. 20220711-0079618 in the Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as:
1251 Nashboro Blvd
Nashville, TN 37217

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, including but not limited to, an instrument titled Master Deed for The Golf Retreat at Nashboro II ("GRAN II"), a Horizontal Property Regime, plat of record in Instrument 20200924-0110161 said Register's Office, as amended and restated by Instrument No. 20220518-0057555 R.O.D.C., and to which instrument reference is hereby made for the complete and exact terms, details and requirements thereof, or which a visual inspection of the property would reveal, insofar as same are presently binding thereon, including but not limited to any easements apparent from an inspection of said property. This conveyance is made further subject to all easements and licenses in favor of TLWP, Inc. and Nashboro Golf Course, LLC. 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.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 28th day of December, 2023.

Notary Public

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of December, 2023.

RUTRUT, LLC

By: Toni Rutgerson
Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni Rutgerson, the Manager for RUTRUT, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained and had authority on behalf of RUTRUT, LLC to do so.

Subscribed and sworn to before me this 28 day of December, 2023.

Notary Public
My Commission Expires: _____

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am a licensed attorney 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 the 28 day of December, 2023.

Affiant Signature Date 12/28/23

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 28 day of December, 2023.

Notary Public
My Commission Expires: _____

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025