Karen Johnson Davidson County
Batch# 1091641 DEEDWARR
01/22/2024 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $4,018.20
20240122-0003284

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,086,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: ___

(AFFIX SEAL)

File #23-PA-0020-P

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)
Cherie Green Johnson and Charles Ralph Johnson	**New Owner**	
(NAME)	(NAME)	**093 11 0G 508.00**
20 Rutledge Street, Unit 508		
(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, **JODI BOETTCHER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHERIE GREEN JOHNSON AND CHARLES RALPH JOHNSON, WIFE AND HUSBAND** 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. 508, 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 508 as shown on Garage Level 2 as set forth in Exhibit C to said Master Deed, and Storage Unit 508 as shown on Condo Level 5 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Jodi Boettcher, an unmarried woman, by Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20190726-0074001, in the Register's Office of Davidson County, Tennessee, dated July 22, 2019 and recorded on July 26, 2019.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*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 Condominium of record in Instrument No. 20190408-0031675 as amended in Instrument Nos. 20190501-0040417; 20190508-0043149 and 20190711-0067872; as amended and restated in Instrument No.

20200108-0002612 as further amended and restated in Instrument No. 20220816-0092835 as Certificate recorded in Instrument No. 20220816-0092836; and as amended and restated in Instrument No. 20200317-0029703 as withdrawn 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 Public Street Right-of-Way, recorded in Instrument No. 20160718-0073554.

*Easement 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 838 and Book 4108, Page 257, in the Register's Office of Davidson County, Tennessee (as to Lots 37 and 38).

*Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983.

*Facade Guidelines recorded in Book 7631, Page 606.

*Ordinance recorded in Book 10512, Page 464 and 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. 20150130-and 000914220150818-0082955 , in the Register's Office of Davidson County, Tennessee.
* 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, Unit 508, 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 10th day of January, 2024.

Jodi Boettcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2024, before me personally appeared Jodi Boettcher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of January, 2024.

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

I, Jordan T. Myers, 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 01/10/2024 (date of document).

Affiant Signature

Date 01/17/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

