WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$790,000.00~~ $789,000.00 SK

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

JM-Z-24-20-110

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1106601
03/01/2024 03:25:50 PM
Fees: $13.00 Taxes: $2,919.30

Davidson County
DEEDWARR
2 pgs

20240301-0014503

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
The Weatherell Revocable Living Trust, dated April 1, 2021	**NEW OWNER**	
(NAME)	(NAME)	**093-11-0G-110.00-CO**
20 Rutledge St., Apt 110		
(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, **GRIGORI CHIURCCIU, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE WEATHERELL REVOCABLE LIVING TRUST, DATED APRIL 1, 2021,** 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. 110, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record in Instrument No. 20190408-0031675, as amended in Instrument No. 20190501-0040417 and Instrument No. 20190508-0043149, Instrument No. 20190711-0067872 and Instrument No. 20200108-0002612, Instrument No. 20200317-0029703, Instrument No. 20200618-0064135 and Instrument No. 20220816-0092835 and Instrument No. 20220816-0092836, 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 110 as shown on Garage Level 3 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Grigori Chiurcciu by Warranty Deed from Trent Scheriger of record in Instrument No. 20220511-0053597 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 11, 2022.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 21, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7084, Page 983, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of City Lights Condominiums, of record in Instrument No. 20190408-0031675, as amended in Instrument No. 20190501-0040417 and Instrument No. 20190508-0043149, Instrument No. 20190711-0067872 and Instrument No. 20200108-0002612, Instrument No. 20200317-0029703, Instrument No. 20200618-0064135 and Instrument No. 20220816-0092835 and Instrument No. 20220816-0092836 Register's Office for Davidson County, Tennessee.
- Charter of City Lights Condominium Association, Inc. record in Instrument No. 20190409-0032210, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument No. 20160718-0073554, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160826-0089450, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180207-0012297, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **20 Rutledge St., Apt 110, Nashville, Tennessee 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 28th DAY OF FEBRUARY, 2024.

Grigori Chiurcciu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRIGORI CHIURCCIU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212