This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

Karen Johnson Davidson County
Batch# 1149469 DEEDWARR
06/20/2024 01:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240620-0046434

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel:** |
|---|---|---|
| GARY D. HERMANN, Trustee<br>VIRGINIA M HERMANN, Trustee<br>HERMANN FAMILY TRUST<br>dated September 4, 2012<br>20 Rutledge Avenue, Unit 503<br>Nashville, TN 37203 | SAME | 0793-11-0G-503.00CO |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Sworn to and subscribed before me this June 19, 2024.

Noley Roberts
Notary Public

My Commission Expires: March 18, 2028

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, GARY HERMANN, who is one and the same as GARY D. HERMANN, and VIRGINIA HERMANN, who is one and the same VIRGINIA M. HERMANN, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to GARY D. HERMANN and VIRGINIA M. HERMANN, Trustees of the HERMANN FAMILY TRUST, dated September 4, 2012, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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 OUR HANDS this:
June 19, 2024

By: _____
GARY HERMANN

June 19, 2024

By: Virginia M. Hermann
VIRGINIA HERMANN

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

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

WITNESS my hand and official seal at Brentwood, Tennessee, this June 19, 2024.

Noley Roberts
NOTARY PUBLIC

My Commission Expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VIRGINIA HERMANN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this June 19, 2024.

Noley Roberts
NOTARY PUBLIC

My Commission Expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

## Exhibit A

## Property Description

Said property is described to wit:

> **Land in Davidson County, Tennessee, being Unit No. 503, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record in 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 503 as shown on Garage Level 1 and Storage Unit 503 as shown on Condo Level 1 as set forth in Exhibit C to said Master Deed.**

Being the same property conveyed to GARY HERMANN and VIRGINIA HERMANN, husband and wife, by Special Warranty Deed of record from Rutledge Development, LLC, a Tennessee limited liability company, in Instrument No. 20190724-0072581, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 20 Rutledge Avenue, Unit 503, Nashville, TN 37203.

**Tennessee Certification of Electronic Document**

I, JAMES M. ADCOX III, 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 June 20, 2024 (date of document).

Signature

6-20-24
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of June, 20 24.

Notary Public
My Commission expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028