This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Karen Johnson Davidson County
Batch# 1163515 DEEDWARR
07/29/2024 03:25:30 PM 2 pgs
Fees: $13.00 Taxes: $1,350.13
20240729-0057182

SEND TAX BILL TO ADDRESS NEW OWNER:
TLOT LLC
404 Willis Pass
Mt. Juliet, TN 37122

MAP 135120F00400CO, 135120F00500CO, 135120F00600CO
135120F00700CO, 135120F00800CO, 135120F00900CO

WARRANTY DEED

1031 Simultaneous Exchange Replacement Property

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RUTRUT LLC , Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, do transfer and convey unto **TLOT LLC, a Tennessee limited liability company** , hereinafter called the GRANTEES, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Certain Townhomes located in Davidson County, Tennessee, being Units No. 4, 5, 6, 7, 8 and 9, 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 Amended and Restated Master Deed establishing Declaration of Covenants, Conditions and Restrictions for The Golf Retreat at Nashboro II ("GRAN II"), a Horizontal Properly Regime of record in Instrument Number 20220518-0057555 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, private elements 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 Unit being depicted on Exhibit C to said Amended and Restated Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Amended and Restated Master Deed Instrument No. 20220518-0057555.

Being all of the property conveyed to RUTRUT , LLC by Deed of record in Instrument No. 20210330-0041258 and part the property conveyed in Instrument No.20210416-0051385 Register's Office for Davidson County, Tennessee.

This is improved property known as 1215, 1217, 1219, 1221, 1223, and 1225 Nashboro Blvd., Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to easements, set forth in an instruments of record in 20200708-0073681 and 20140519-0042712, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20200924-0110161, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems set forth in an instrument of record in Instrument No. 20191003-0101330, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.
Subject to all of those facts, conditions and limitations shown on the Amended and Restated Master Deed of record in Instrument No. 20220518-0057555, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to all easements and licenses in favor of TLWP, Inc. and Nashboro Golf Course LLC.

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.

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, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 successors and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind its self, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this the 12th day of July, 2024.

RUTRUT LLC, a Tennessee limited liability company

By: Toni Rutgerson, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Toni Rutgerson,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Manager of **RUTRUT, LLC** the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of **RUTRUT, LLC** as such authorized officer.

WITNESS my hand and official seal at office this 12th day of July, 2024.

NOTARY PUBLIC
My Commission Expires:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $364,900.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of July, 2024.

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 July 12, 2024.

Affiant Signature Date 7/12/24

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 12th day of July, 2024

Notary Public

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