THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948770

Karen Johnson Davidson County
Batch# 1184742 DEEDWARR
09/23/2024 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20240923-0073458

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 2024.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trevor Ray Bonnstetter and Tamara L. Bonnstetter 20 Rutledge Street Apt 408 Nashville TN 37210	New Owner	Tax Parcel ID No. 093 11 0G 408.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steve Halper, unmarried and Stacy Halper, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trevor Ray Bonnstetter and Tamara L. Bonnstetter, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 408, 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, and further amended and restated in Instrument Nos. 20200108-0002612; 20200317-0029703 and Withdrawal document recorded in Instrument No. 20200618-0064135 and further amended and restated in Instrument No. 20220816-0092835 and Certificate recorded in 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 408 as shown on Garage Level 2 as set forth in Exhibit C to said Master Deed, and Storage Unit 408 as shown on Condo Level 4 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Steve Halper and Stacy Halper, husband and wife, by Warranty Deed from Hattie Bryant and Bruce Camber, wife and husband, of record in Instrument No. 20221123-0124016, in the Register's Office of Davidson County, Tennessee, dated November 21, 2022 and recorded on November 23, 2022.

Being the same property conveyed to Hattie Bryant and Bruce Camber, wife and husband, by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20190606-0054411, in the Register's Office of Davidson County, Tennessee, dated June 4, 2019 and recorded on June 6, 2019.

Steve Halper and Stacy Halper are now divorce pursuant to Case No. 23-DR-132 in the Circuit Court for Collier County, Florida

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RUTLEDGES ADDITION, as recorded in Book 21, Page 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 No. 20190501-0040417; Instrument No. 20190508-0043149; Instrument No. 20190711-0067872; as amended and restated in Instrument No. 20200108-0002612; Instrument No. 20200317-0029703 and Withdrawal Amended in Instrument No. 20200618-0064135; further being amended and restated in Instrument No. 20220816-0092835 and Certificate in Instrument No. 20220816-0092836; 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.

Metropolitan Government of Nashville and Davidson County for Demolition recorded in Book 4007, Page 786 and Book 4108, Page 257.

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 No. 20150130-0009142 and Instrument No. 20150818-0082955, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 20 Rutledge Street Apt 408 Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2024.

Steve Halper

STATE OF Florida
COUNTY OF Lee

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

Witness my hand, at office, this 18th day of September, 2024.

Notary Public
My Commission Expires: 3-15-25

Notary Public State of Florida
Nequra Perdue
My Commission HH 104700
Expires 03/15/2025

Stacy Halper

Stacy Halper

STATE OF Florida
COUNTY OF Lee

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

Witness my hand, at office, this 18th day of September, 2024.

Notary Public

My Commission Expires: 3-15-25

Notary Public State of Florida
Nequra Perdue
My Commission HH 104700
Expires 03/15/2025

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23319-MC

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9/18/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9/18/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th **day of** September, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

