THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149343**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $980,000.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2024. Notary Public My Commission Expires: 8/15/27

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1221992 DEEDWARR
12/31/2024 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20241231-0101528

WARRANTY DEED

Address New Owner: Jason Lee Ambroson and Meredith E. Ambroson 20 Rutledge Street #605 Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 11 0G 605.00

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, **Kevin Santonastaso and Kim Santonastaso, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Lee Ambroson and Meredith E. Ambroson, 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. 605, 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; as amended and restated in Instrument Nos. 20200108- 0002612 (amended and restated in Instrument No. 20220816-0092835 and Certificate recorded in Instrument No. 20220816-0092836); further being amended and restated in Instrument No. 20200317- 0029703 and Withdrawal of amended and restated recorded in Instrument No. 20200618-0064135, 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 605 as shown on Garage Level 4 as set forth in Exhibit C to said Master Deed, and storage Unit 605 as shown on Condo Level 6 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Kevin Santonastaso and Kim Santonastaso, by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20191004-0101505, in the Register's Office of Davidson County, Tennessee, dated October 01, 2019 and recorded on October 04, 2019.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RUTLEDGES ADDITION, as recorded in Plat 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 Nos. 20190501-0040417; 20190508-0043149; 20190711- 0067872; as amended and restated in Instrument No. 20200108-0002612 (amended and restated in Instrument No. 20220816-0092835 and Certificate recorded in Instrument No.

20220816-0092836); further being amended and restated in Instrument No. 20200317-0029703 and Withdrawal of amended and restated recorded 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 for Right of Way, recorded in Instrument No. 20180207-0012297.
Charter for City Lights Condominium Association recorded as Instrument No. 20190409-0032210.
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's. 20150130-0009142 and 20150818-0082955, in the Register's Office of Davidson County, Tennessee.
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.
Performance Bond recorded in Instrument No. 20190319-0025074, as amended in Instrument No. 20190924-0097036.

This is improved property located at 20 Rutledge Street #605 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 12th day of December, 2024.

Kevin Santonastaso

Kim Santonastaso

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of December, 2024.

Notary Public
My Commission Expires: 5/8/28

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 12/12/24 (date of document).

Affiant Signature

12/12/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON