This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

SEND TAX BILL TO
New Owner;
David J. Waynick
PO Box 17116
Nashville, TN 37217

MAP 135128F04500co

REPLACEMENT PROPERTY CORRECTED

Karen Johnson Davidson County
Batch# 1240798 DEEDQC
02/26/2025 11:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250226-0014250

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **RUTRUT LLC,** a Tennessee limited liability company, hereinafter called the "GRANTOR", has bargained and sold , and by these presents, does transfer and convey all right, title and interest that they may have in and to the following described real property unto **DAVID J. WAYNICK,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Townhome located in Davidson County, Tennessee, being Unit No. 45 of "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 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 20200924-0110161 as Amended and Restated in Instrument No. 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 Master Deed Instrument No. 20200924-0110161 as Amended and Restated in Instrument No. 20220518-0057555.

Being the same property conveyed to RUTRUT LLC , from GRAN INC. , of record by Instrument No. 20220518-0057736, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is improved property known as 1337 Nashboro Blvd, Unit 45, Nashville, Tennessee 37217.

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.

Whereever 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 hand this the 1st day of January, 2025.

RUTRUT LLC, a Tennessee limited liability company,

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, a Tennessee limited liability company, and that she as such authorized officer, with the authority so to do, executed the within Deed for the purposes therein contained by signing the name of the company as such authorized officer.

WITNESS my hand and official seal at office this 1st day of January, 2025.

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

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of January, 2025.

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 28, 2028

NOTARY PUBLIC
My Commission Expires:

CERTIFICATION
I, Caitlin Smith, 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 January 1, 2025 .

Affiant Signature Date 2/24/2025

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 24 day of February, 2025,

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 28, 2028

Notary Public
My Commission Expires: