RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,650,000 00

Affiant

Subscribed and sworn to me on 07/18/25

NOTARY PUBLIC

My Commission Expires

Karen Johnson
Batch # 1300859
07/23/2025 09 42 37 AM
Fees $18 00 Taxes $6,105 00

Davidson County
DEEDWARRSP
3 pgs

20250723-0058094

THIS INSTRUMENT WAS PREPARED BY

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Home Capital, LLC 114 Fern Ave Nashville, TN 37207	New owner	093-11-0G-001 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rutledge Development, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Home Capital, LLC, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Restaurant Unit, 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 and as amended and restated in Instrument no 20200108-0002612 and as amended and restated in Instrument No 20220816-0092835 and Instrument No 20220816-0092836, Register's Office for Davidson County, Tennessee, said Unit 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

Being part of that property conveyed to Rutledge Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from Len May, Executor of the Estate of Minsye S May, deceased, of record in Instrument No 20150130-0009142 in the Register's Office of Davidson County, Tennessee, dated January 30, 2015, and recorded on January 30, 2015

Being part of that property conveyed to Rutledge Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from Steven A King, as to a 50% undivided interest, and Samuel G Christmas as to a 50% undivided interest, of record in Instrument No 20150818-0082955 in the Register's Office of Davidson County, Tennessee, dated August 12, 2015, and recorded on August 18, 2015

Being part of that property conveyed to Rutledge Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Rutledge Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20150901-0088890 in the Register's Office of Davidson County, Tennessee, dated September 1, 2015, and recorded on September 1, 2015

The conveyance of the above-described parcel of land is subject to the following

1 2025 Davidson County property taxes to be prorated and subsequent taxes are assumed by the Grantee,

2 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RUTLEDGE ADDITION, as recorded in Book 21, Page(s) 73,

3 Declaration of Covenants, Conditions and Restrictions recorded 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 (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 Master Deed to the City Lights Condominium recorded in Instrument No 20200618-0064135,

4 Covenants, Conditions and Restrictions as set forth in Declaration and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20160826-0089450,

5 Covenants, Conditions and Restrictions as set forth in Rutledge Hill Development Plan recorded in Book 7084, Page 983,

6 Covenants, Conditions and Restrictions as set forth in Facade Guidelines recorded in Book 7631, Page 606,

7 Easement for public street right-of-way, recorded in Instrument No 20160718-0073554,

8 Easement for broadband, recorded in Instrument No 20180207-0012297,

9 Metro Code Letter of record in Book 4007, Page 838, as affected by instrument of record in Book 4165, Page 695, Metro Code Letter of record in Book 4108, Page 257, as affected by instrument of record in Book 4118, Page 361 and Metro Code Letter of record in Book 5114, Page 527, as affected by instrument of record in Book 5161, Page 318,

10 Ordinance recorded in Book 10512, Page 464 and Book 10512, Page 477,

11 Subject to one-half of the alley abandoned by Metropolitan and Davidson County Clerk's Office pursuant to Ordinance No BL2014-745, Performance Bond recorded in Instrument No 20190319-0025074, as amended in Instrument No. 20190924-0097036,

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

13 Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property

This property is also known as improved property located at 20 Rutledge St, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEE that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise

WITNESS my hands this 07/18/25

Rutledge Development, LLC,
a Tennessee limited liability company

By: Joe A. Owen
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Joe A Owen, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Member of Rutledge Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing for Rutledge Development, LLC, a Tennessee limited liability company, by himself as Authorized Member

Witness my hand and official seal on 07/18/25

NOTARY PUBLIC

My Commission Expires 12/19/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON