Karen Johnson Davidson County
Batch# 1337315 DEEDWARR
10/22/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20251022-0084314

WARRANTY DEED

2025-10-3436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00.

Sharon Leigh Cicero
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of October, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

CAROLINE SEVIER HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-27-2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cicero Joint Revocable Living Trust dated December 28, 2021 20 Rutledge Street, Unit 505 Nashville, TN 37210	NEW OWNER	Map/Parcel 093-11-0G-505.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marcia C. Knapp, Trustee of Marcia C. Knapp Living Trust dated May 16, 1994, as amended**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Emanuele Elio Cicero and Sharon Leigh Cicero, Trustees of Cicero Joint Revocable Living Trust dated December 28, 2021**, hereinafter called the GRANTEES, their successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 505, 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 in 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, Amended and Restated Master Deed or Declaration of City Lights Condominiums of record as Instrument No. 20200108-0002612, Amended and Restated Master Deed or Declaration of City Lights Condominiums of record as Instrument No. 20220816-0092835, and Certificate of City Lights Condominiums Association, Inc., of record as Instrument. No. 20220816-0092836, all in the Register's Office, 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 spaced numbered 505 as shown on Garage Level 1 as set forth in Exhibit C to said Master Deed, and storage Unit 505 as shown on Condo Level 5 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Marcia C. Knapp and Robert D. Knapp, Trustees of the Marcia C. Knapp Qualified Personal Residence Trust - Indiana dated December 10, 2012 by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190716-0069599 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 16, 2019.

Being the same property conveyed to Marcia C. Knapp and Robert D. Knapp, as Trustees of the Marcia C. Knapp Living Trust dated May 16, 1994, as amended by Quitclaim Deed from Marcia C. Knapp and Robert D. Knapp, Trustees of the Marcia C. Knapp Qualified Personal Residence Trust - Indiana dated December 10, 2012 of record

in Instrument No. 20240307-0015854 Register's Office for Davidson County, Tennessee, dated February 16, 2024 and recorded on March 07, 2024. Robert D. Knapp having since died on April 27, 2024, leaving Marcia C. Knapp as the sole surviving Trustee.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien now due and payable but not yet delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 20 Rutledge Street, Unit 505, 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 the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

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

Effective the 21 day October, 2025.

Marcia C. Knapp Living Trust dated May 16, 1994, as amended

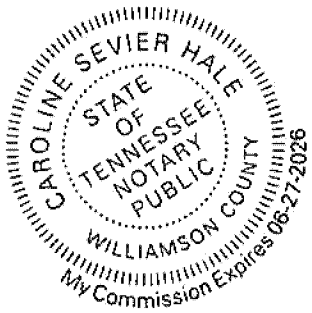
By: Marcia C. Knapp Trustee
Marcia C. Knapp, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marcia C. Knapp, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Marcia C. Knapp Living Trust dated May 16, 1994, as amended, the within bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee of the Marcia C. Knapp Living Trust dated May 16, 1994, as amended.

Witness my hand, at office, this 21 day of October, 2025.

Caroline Sevier Hall
Notary Signature



My commission expires:

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 October 21, 2025.

Date

Affiant Signature

10/21/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of October, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029