This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25556-AP

Karen Johnson Davidson County
Batch# 1405923 DEEDWARR
04/15/2026 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260415-0030936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever ~~is greater, for this transfer is $1,000,~~000.00.

Stacy Strobl
Signed with Stavvy
Affiant

Subscribed and sworn to before me, this the 15th day of April, 2026.

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Charles D Lightsey
Signed with Stavvy
Notary Public
My Commission Expires: 1/22/2030

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Over My Head LLC Valerie Evans 20 Rutledge St. #506 Nashville, TN 37210	New Owner	093-11-0G-506.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Trevor Bonnstetter and Tamara L. Bonstetter, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Over My Head LLC, a Tennessee Limited Liability Company, and Valerie Evans, as tenants in common**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 506, as established by the Amended and Restated Master Deed of Declaration of City Lights Condominiums {"Master Deed"} of record as Instrument Number 20200108-0002612, 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 allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 107 as shown on Garage Level 3 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Trevor Bonnstetter and wife, Tamara L. Bonnstetter by Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, dated February 2, 2021, recorded February 5, 2021, of record in Instrument No. 20210205-0017128, Register's Office for Davidson County, Tennessee.

This is improved property located at: **20 Rutledge Street, 506, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 15th day of April, 2026.

GRANTOR:

Trevor Bonnstetter

Tamara L. Bonnstetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trevor Bonnstetter and Tamara L. Bonnstetter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of April, 2026.



Notary Public
My Commission expires: 1/7/30

202604150030936

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04--15-2026.

Affiant Signature

04-15-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04-15-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY