Karen Johnson
Batch # 1408866
04/21/2026 08:37:23 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARRSP
4 pgs
20260421-0032503

# SPECIAL WARRANTY DEED

**MAIL RECORDED DEED TO:**

CAROL J. BARTLETT, ATTORNEY AT LAW
24 GREENWAY PLAZA
SUITE 2050
HOUSTON, TX 77046

**OWNER (SEND TAX BILLS TO):**

WILLIAM D. STROUD, JR., TRUSTEE
302 VANDERPOOL LANE
HOUSTON, TX 77024

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM D. STROUD, JR., a married person, joined by his spouse, SUSAN MITCHEM STROUD (herein, "Grantor"), whose address is 302 Vanderpool Lane, Houston, TX 77024, hereby sells, transfers and conveys to WILLIAM D. STROUD, JR., TRUSTEE, or any successors in trust, under the BILL STROUD MANAGEMENT TRUST dated January 29, 2026 and any amendments thereto (herein, "Grantee"), whose address is 302 Vanderpool Lane, Houston, TX 77024, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 20 Rutledge Street, Unit 310, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

***This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.***

PIN NO: 093-11-0G-310.00CO

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 6 day of April, 2026.

**GRANTOR:**

William D. Stroud, Jr.

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William D. Stroud, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of April, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: December 18, 2026

CLAIRE ROBINSON
Notary ID #131830081
My Commission Expires
December 18, 2026

**GRANTOR:**

Susan Mitchem Stroud

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Susan Mitchem Stroud, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of April, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: December 18, 2026

CLAIRE ROBINSON
Notary ID #131830081
My Commission Expires
December 18, 2026

**OATH OF CONSIDERATION**

STATE OF TEXAS
COUNTY OF HARRIS

The actual consideration or value, whichever is greater, for this transfer is $50.00.

**Grantee:**

Bill Stroud Management Trust dated January 29, 2026

William D. Stroud, Jr., Trustee

Subscribed and sworn to under oath before me, this 6 day of April, 2026 by William D. Stroud, Jr., as Trustee of Bill Stroud Management Trust dated January 29, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: December 18, 2026

CLAIRE ROBINSON
Notary ID #131830081
My Commission Expires
December 18, 2026

## EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 310, 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, 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 310 as shown on Garage Level 2 as set forth in Exhibit C to said Master Deed.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20190724-0072561, on July 24, 2019.

**PIN NO:** 093-11-0G-310.00CO

**STREET ADDRESS:** 20 Rutledge Street, Unit 310, Nashville, TN 37210

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*