QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 88184 DEEDQC
05/04/2018 10:25:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180504-0042681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rhythm Homes and Development, LLC	**Same**	
(NAME)	(NAME)	
6551 Pernod Ave.		**07209000300, and 07209000400**
(ADDRESS)	(ADDRESS)	
St. Louis, MO 63139		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY HALF OF LOT NO. 35 ON THE PLAN OF WALNUT GROVE SUBDIVISION OF LOT NO. 5, STULL TRACT OF RECORD IN PLAT BOOK 332, PAGE 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PART OF LOT NO. 35 FRONTS 50 FEET ON THE NORTHERLY SIDE OF CHEROKEE AVENUE AND RUNS BACK 339.6 FEET ON THE EASTERLY LINE AND 336.25 FEET/ MORE OR LESS, ON THE WESTERLY LINE TO THE NORTHERLY LINE OF SAID SUBDIVISION, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM LARRY W. KING AND WIFE, DONNA E. KING, OF RECORD IN INSTRUMENT NUMBER 20180403-0031329, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

BEING PROPERTY LOCATED AT 849 CHEROKEE AVENUE, NASHVILLE, TENNESSEE 37207

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 60 FEET OF LOT NO. 37 ON THE PLAN OF WALNUT GROVE SUBDIVISION OF LOT NO. 5 OF THE STULL TRACT, AS OF RECORD IN BOOK 332, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 37 FRONTS 60 FEET, MORE OR LESS, ON THE NORTHERLY SIDE OF CHEROKEE AVENUE AND EXTENDS BACK 339.6 FEET ON THE WESTERLY LINE AND 343 FEET, MORE OR LESS, ON THE EASTERLY LINE TO THE NORTHERLY LINE OF SAID SUBDIVISION, MEASURING 60 FEET THEREON, MORE OR LESS.

INCLUDED IN THE ABOVE-PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS A TRACT OF LAND CONTAINING APPROXIMATELY 600 SQUARE FEET, CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED FROM JESSE E. TAYMOND AND WIFE, LENA B. TAYMON OF RECORD IN BOOK 4088, PAGE 619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE WESTERLY 60 FEET OF LOT NO. 37 ON THE PLAN OF WALNUT GROVE SUBDIVISION OF LOT NO. 5 OF THE STUFF TRACT OF RECORD IN BOOK 332, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF THE PROPERTY OF JESSIE E. TAYMOND, SAID POINT BEING ALSO IN THE NORTH MARGIN OF CHEROKEE AVENUE; THENCE RUNNING EASTERLY 63 FEET, MORE OR LESS, TO A POINT; THENCE RUNNING SOUTHERLY 20 FEET ALONG TAYMON'S EASTERLY BOUNDARY LINE TO A POINT; THENCE RUNNING WESTERLY 60 FEET ALONG THE NORTH MARGIN OF CHEROKEE AVENUE BACK TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 600 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO RHYTHM HOMES AND DEVELOPMENT, LLC, BY WARRANTY DEED FROM PAUL B. APONTE AND ROSE MARIE APONTE, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20170925-0097962, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

BEING PROPERTY LOCATED AT 851 CHEROKEE AVENUE, NASHVILLE, TENNESSEE 37207.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 2 day of May, 2018.

RHYTHM HOMES AND DEVELOPMENT, LLC

By: _____
Nathan Agnew, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2 day of May, 2018, before me personally appeared **Nathan Agnew**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Rhythm Homes and Development, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Rhythm Homes and Development, LLC, as Member.

Witness ~~my~~ hand and official seal, this the 2 day of May, 2018.

_____
Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020