Karen Y Johnson Davidson County
Batch# 153507 DEEDQC
10/23/2018 01:38:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181023-0105032

QUITCLAIM DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
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.		**P/O 07105009800**
(ADDRESS)	(ADDRESS)	
St. Louis, MO 63139		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO RE-ESTABLISH AN EXISTING UNDERLYING LOT LINE AND TO OBTAIN SEPARATE MAP & PARCEL NOS.

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 299 AND 300 ON THE PLAN OF BROOKLYN HEIGHTS (E.C. SCRUGGS SUBDIVISION OF LOTS 18, 19, 20, 21, 29, 11 & 12 IN BROOKLYN HEIGHTS) OF RECORD IN PLAT BOOK 332, PAGE 140, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM BOBBIE J. EPPERSON, A SINGLE WOMAN, AND ALEXX EPPERSON, A SINGLE WOMAN, OF RECORD IN INSTRUMENT NUMBER 20181008-0099672, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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*****

This is **improved** property known as: **1910 Haynes St., Nashville, TN 37207**

Witness our hands this the 3rd day of October, 2018.

RHYTHM HOMES AND DEVELOPMENT, LLC

By: _____
Nathan Agnew, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of October, 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 3rd day of October, 2018.

_____
Notary Public
My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY