Karen Johnson Davidson County
Batch# 335011 DEEDQC
12/26/2019 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191226-0133357

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF DEC., 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

O-RH-19-849 UNITS 1-7

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
849 Cherokee GP, a Tennessee General Partnership	**NEW OWNERS**	
(NAME)	(NAME)	
355 Hazel Avenue		072-09-1D-001.00-CO 072-09-1D-002.00-CO 072-09-1D-003.00-CO 072-09-1D-004.00-CO 072-09-1D-005.00-CO 072-09-1D-006.00-CO 072-09-1D-007.00-CO
(ADDRESS)	(ADDRESS)	
Webster Groves, MO 63119		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **849 CHEROKEE GP, A TENNESSEE GENERAL PARTNERSHIP** hereinafter called the Grantee(s), 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 Unit Nos. 1 through 7, Townhomes at 849, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 849, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190130-0008960 and being shown on Plat attached thereto as Exhibit C, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Also being a portion of the same property conveyed to Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180504-0042681, Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 04, 2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **849 Cherokee Ave Units 1-7, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 19 day of Dec., 2019.

Rhythm Homes and Development, LLC, A Tennessee Limited Liability Company

BY: _____
Nathan Agnew
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Nathan Agnew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of Rhythm Homes and Development, LLC, A Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Member.

Witness my hand and official seal, at office, this 19th day of December, 2019.

_____
Notary Public

My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY