Karen Johnson Davidson County
Batch# 368121 DEEDWARR
03/05/2020 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200305-0024997

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

B-KW-20-1510-507

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)
Meaghan Rettig	New Owner	
(NAME)	(NAME)	**093-09-0A-007.00-CO**
1510 Demonbreun St #507		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **SASSAN NADERI, AN UNMARRIED MAN AND SEPHORA LEON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEAGHAN A. RETTIG, A SINGLE WOMAN** , 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 No. 507, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in 20070725-0088390, amended in Instrument No. 20080219-0015612. Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plan Site attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Christopher Stevens and Nancy Stevens by Warranty deed from David Edwards a single person of record in Instrument No. 20170308-0023178 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on March 08, 2017.

Being the same property conveyed to Sassan Naderi, an unmarried man and Sephora Leon , an unmarried woman, with right of survivorship by Warranty deed from Christopher Stevens and Nancy Stevens, husband and wife of record in Instrument No. 20180123-0007059 Register's Office for Davidson County, Tennessee, dated January 22, 2018 and recorded on January 23, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080402-0033103, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060331-0036680, for 1508 and 1510 Demonbreun St., Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Rhythm at Music Row, Condominium of record in Instrument Number 20070725-0088390 amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20070423-0047689, Register's Office for Davidson County, Tennessee.
- Easement for Right of Entry in Instrument No. 20070430-0050890, Register's Office for Davidson County, Tennessee.
- Right of First Refusal in Eighth Amendment to Master Deed in Instrument No. 20110906-0069036, Register's Office for Davidson County, Tennessee.

- Restrictive Covenants of the Art Center Redevelopment Plan in Book 10965, page 404 amended in Book 11625, page 252, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20161021-0111269, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 Demonbreun St #507, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 3rd DAY OF MARCH, 2020.

Sassan Naderi by Kate Nyquist, Attorney in Fact
Sassan Naderi by Kate Nyquist, Attorney in Fact

Sephora Leon by Kate Nyquist, Attorney in Fact
Sephora Leon by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SASSAN NADERI pursuant to the Power of Attorney of record in Instrument No. 20200220-0018965, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said SASSAN NADERI.

Witness my hand and official seal, this the 3rd of March, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SEPHORA LEON pursuant to the Power of Attorney of record in Instrument No. 20200220-0019015, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said SEPHORA LEON.

Witness my hand and official seal, this the 3rd of March, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

True Copy Certification

I, **Jennifer Pennell**, 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.

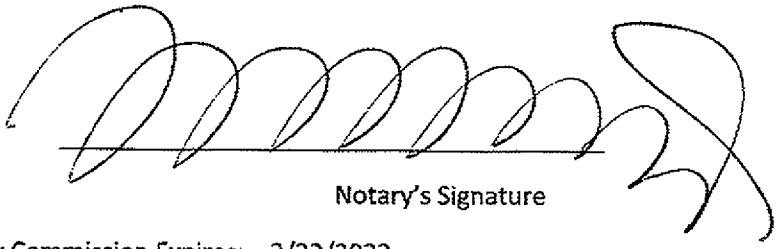


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

