WARRANTY DEED

Karen Johnson Davidson County
Batch# 472777 DEEDWARR
09/10/2020 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20200910-0102873

File No. OA0007311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhythm Homes and Development, LLC	Rhythm Homes and Development, LLC	
(NAME)	(NAME)	
731 Due West Avenue	355 Hazel Avenue	051-05-0-003.00
(ADDRESS)	(ADDRESS)	
Madison, TN, 37115	Webster Grove, MO 63119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Stonehorse Real Estate Holdings, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rhythm Homes and Development, LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennesse, being Lot No. 99 on the Map of Due West Valley Acres, not of record, in the 11th District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr. Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the southwesterly margin of Due West Avenue at the comer of Lots 98 and 99; thence with the line between said lots southwesterly 400 feet to a point; thence southeasterly 100 feet to a point at the corner of Lots no. 99 and 100; thence with the line between said lots, northeasterly 400 feet to the margin of Due West Avenue; thence with the margin of the same, northwesterly 100 feet to the beginning.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC by Warranty deed from Rickie L. Walden Successor Trustee and Dianna L. Dudley, successor trustee of the Frank L. Walden Revocable Living Trust U/T/A dated February 22, 2002 of record in Instrument No. 20170815-0083633 Register's Office for Davidson County, Tennessee, dated August 17, 2017 and recorded on August 15, 2017.

Being also known as 731 Due West Avenue Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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unimproved o
This is improved ý property, known as 731 Due West Avenue, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 8th day of September, 2020.

Stonehorse Real Estate Holdings, LLC

By Rick Cook

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Rick Cook, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Rick Cook of Stonehorse Real Estate Holdings, LLC, a Tennessee LLC, the within named bargainor, and that he as such Rick Cook, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Rick Cook.

Witness my hand this 8th day of Septemberashe, 2020.

Shannon ONeill
Notary Public

My commission expires: 11/3/2020

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

202009100102873

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

