Karen Johnson Davidson County
Batch# 620288 DEEDWARR
04/21/2021 03:12:38 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20210421-0053581

WARRANTY DEED

J-SB-WR-21-1028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.11.21
(AFFIX SEAL)

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
Ridy 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)
Anthony Sendek and Sabina J Sendek	Quicken Loans, LLC, ISAOA	
(NAME)	(NAME)	105-09-2E-007.00-CO
5051 W. Camino De Manana	1050 Woodard Ave	
(ADDRESS)	(ADDRESS)	
Tucson, AZ 85742	Detroit, MI 48226	
(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 RENTALS LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY SENDEK AND SABINA J. SENDEK, HUSBAND AND WIFE, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP** 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. G on the Plan of The Row at Beverlywood, a Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20160406-0033120, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Rhythm Rentals, LLC, a Tennessee Limited Liability Company by Warranty deed from Wedge Properties, a Tennessee General Partnership of record in Instrument No. 20180622-0060608 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 22, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 9, Register's Office for 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 20160425-0033120, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160418-0036920, in the Register's Office for Davidson County, Tennessee.
- Covenants and Restrictions of record in Book 5016, Page 814 and Book 5016, Page 820, in the Register's Office for Davidson County, Tennessee.
- Urban Renewal Plan for the Edgehill Urban Renewal Project of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **1028 Wedgewood Ave, Unit G, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 2nd DAY OF APRIL, 2021.

Rhythm Rentals LLC

BY: _____
Alfonzo D. Alexander, Member

BY: _____
Paul Karl Walters, Member

BY: _____
Amy Lynn Walters, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALFONZO D. ALEXANDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be a MEMBER of RHYTHM RENTALS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL KARL WALTERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be a MEMBER of RHYTHM RENTALS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY LYNN WALTERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be a MEMBER of RHYTHM RENTALS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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