WARRANTY DEED

Karen Johnson Davidson County
Batch# 626890 DEEDWARR
04/30/2021 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210430-0058223

O-SB-RH-21-3113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/28/24 (AFFIX SEAL)

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)
Michael D. Barnes	Michael D. Barnes	
(NAME)	(NAME)	**070-09-0-149.00**
3113 Cliff Dr	107 Avondale Access Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Hendersonville TN 37075	
(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 & 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 **MICHAEL D. BARNES,** 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:

Tract No. 1: Being the Northwesterly parts of Lots Nos. 9, 10 and 11 on the Map of Bordeauxmont, not of record, described as follows:

Beginning at the Southeast corner of Alpine Avenue and Cliff Drive; thence with the Southeasterly margin of said Avenue, Southwestwardly 210 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots, Southeastwardly 128 feet to a stake; thence Northeastwardly 210 feet to the Southwest margin of Cliff Drive; thence with said Drive Northwestwardly 126 feet to the beginning.

Being a portion of the same property conveyed to David Edward Lovell and Pamela Franklin Lovell, as Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a dated December 9, 2015 by Quitclaim Deed from David Edward Lovell (also known as David E. Lovell and as David Lovell) and wife, Pamela Franklin Lovell (also known as Pamela F. Lovell and Pam Lovell) of record in Instrument No. 20151215-0126036 Register's Office for Davidson County, Tennessee, dated December 09, 2015 and recorded on December 15, 2015.

Being further conveyed by to Rhythm Homes & Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from David Edward Lovell and Pamela Franklin Lovell, as Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a dated December 9, 2015 dated April 23, 2021 and recorded in Instrument Number 20210427-0055662, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3113 Cliff Dr, Nashville, Tennessee 37218**.

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 23rd DAY OF APRIL, 2021.

Rhythm Homes & Development, LLC, a Tennessee Limited Liability Company

BY: Brian Mitchell
Brian Mitchell
Authorized Agent

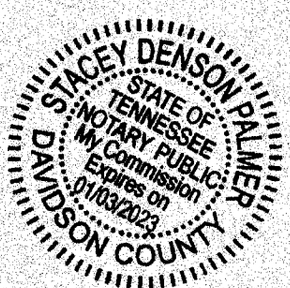
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, 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 the AUTHORIZED AGENT of Rhythm Homes & Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of April, 2021.

Stacey Denson Palmer
Notary Public

My Commission Expires:



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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

