WARRANTY DEED

O-SB-RH-21-215A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 2.8.24

(AFFIX SEAL)

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

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)
Eric Nathaniel Cheatham and Jacqueline Cheatham		
(NAME) **5365 Duncannon Avenue**	(NAME) Same	**P/O 13400015600 NEW NUMBER IS 134130B00100CO**
(ADDRESS) **Westminster, CA 92683**	(ADDRESS)	
(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 **ERIC NATHANIEL CHEATHAM AND JACQUELINE CHEATHAM, HUSBAND AND WIFE,** 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. A on the Plan of Eisenhower Drive Residences II, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Eisenhower Drive Residences I, of record in Instrument No. 20200917-0106773, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company by Warranty deed from 1242 Property Solutions, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200827-0097209 Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 27, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20201020-0122147, 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 20200917-0106773, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Declaration of Restrictions and Covenants for Stormwaer Facilities and Systems of record in Instrument Number 20200615-0060576, in the Register's Office for Davidson County, Tennessee.
- Order of record in Book 4334, Page 190 and Book 4192, page 488, in the Register's Office for Davidson County, Tennessee.
- Right of Way for Wallace Road, Eisenhower Drive and Harding Place.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **215A Eisenhower Dr, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch# 632144 **DEEDWARR**
05/10/2021 12:04:41 PM 2 pgs
Fees: $13.00 Taxes: $1,294.26

20210510-0062427

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 6TH DAY OF APRIL, 2021.

Rhythm Homes and Development, LLC

BY: _____
Nathan Agnew
Member

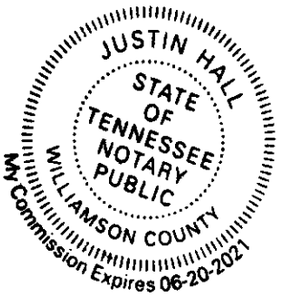
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Agnew, 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 Member of Rhythm Homes and Development, 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 6TH day of APRIL, 2021.

_____
Notary Public

My Commission Expires:



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