WARRANTY DEED

Karen Johnson Davidson County
Batch# 642463 DEEDWARR
05/21/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20210521-0069717

File No. TR-21-631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Sky Houses Inc.	New Owner	
(NAME) 2505 Hester Court	(NAME)	147-07-0-166-00
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(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/we, **RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SKY HOUSES INC., A TENNESSEE CORPORATION**, 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 LOCATED IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A SURVEY BY ROCKY L. MONTOYA DATED APRIL 28, 2021 AS FOLLOWS:

BEGINNING AT AN IRON ROD LOCATED IN THE SOUTH MARGIN OF OLD GOINS ROAD, SAID POINT BEING THE NORTH EAST CORNER OF JUMPING CHEN OF RECORD IN QC-20160418-0036895 R.O.D.C., TN., THE NORTH WEST CORNER OF THIS DESCRIBED LOT, THENCE, ALONG THE SOUTH MARGIN OF OLD GOINS ROAD, THE NORTH LINE OF THIS TRACT SOUTH 83 DEGREES 19 MINUTES 27 SECONDS EAST 135.65 FEET TO AN IRON ROD (SET); SAID POINT BEING THE NORTH WEST CORNER OF SKY HOUSES INC. OF RECORD IN DB-20200402-0035665 R.O,D.C., TN., THE NORTH EAST CORNER OF THIS LOT; THENCE, LEAVING THE SOUTH MARGIN OF OLD GOINS ROAD ALONG THE COMMON LINE OF THIS LOT AND SKY HOUSES INC. SOUTH 11 DEGREES 50 MINUTES 05 SECONDS WEST 122.92 FEET TO PK NAIL IN A TREE, SAID POINT BEING THE SOUTH WEST CORNER OF SKY HOUSES INC., THE SOUTH EAST CORNER OF THIS LOT ALONG THE NORTH LINE OF KEINON BROOKS AS OF RECORD IN QC-20210226-00224925 R.O.D.C., TN.; THENCE ALONG THE SOUTH LINE OF THIS LOT, THE NORTH LINE OF KEINON BROOKS, KEINON J H BROOKS OF RECORD IN QC-20210226-0024925 NORTH 86 DEGREES 24 MINUTES 41 SECONDS WEST 73.29 FEET TO AN IRON ROD; THENCE NORTH 82 DEGREES 37 MINUTES 16 SECONDS WEST 31.92 FEET TO AN IRON ROD, SAID POINT BEING THE SOUTH WEST CORNER OF THIS LOT; THENCE, ALONG THE WEST LINE OF THIS LOT, THE EAST LINE OF JUMPING CHEN AS STATED PREVIOUSLY, NORTH 01 DEGREES 51 MINUTES 14 SECONDS WEST 127.15 FEET TO THE POINT OF BEGINNING CONTAINING 15,036 SQUARE FEET, 0.345 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN WEST, HIS HEIRS AND ASSIGNS BY WARRANTY DEED FROM SLAUGHTER OF RECORD AS BOOK 202, PAGE 401 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 28, 1897 AND RECORDED ON NOVEMBER 4, 1897.

FURTHER BEING THE SAME PROPERTY CONVEYED TO MELVIN PATTON THROUGH FINAL ORDER QUIETING TITLE, CASE NO: 20-0867-III, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE AT NASHVILLE, AND FURTHER OF RECORD IN INSTRUMENT NO. 20210519-0067612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM MELVIN PATTON, UNMARRIED, DATED MAY 21, 2021, AND OF RECORD IN INSTRUMENT NO. ____202105210069716_____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is property more commonly known as 4323 Old Goins Road, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 21st day of May, 2021.

Rhythm Homes and Development LLC, a Limited Liability Company

By:_____
Ryan Lux, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie Garside of the state and county mentioned, personally appeared **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Rhythm Homes and Development LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Lux as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 21st day of May, 2021.

Leslie Garside
Notary Signature

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 1/3/23

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, Ryan Lux, 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.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

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