Karen Johnson Davidson County
Batch# 653618 DEEDQC
06/10/2021 11:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210610-0078282

QUITCLAIM DEED

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RHD Construction, LLC	**Same**	
(NAME)	(NAME)	**071010C00100CO** **071010C00200CO** **071010D00100CO** **071010D00200CO**
2805 Lakeshore Dr.		
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138		
(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 ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

RHD CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

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:

425 A TONEY RD, NASHVILLE, TN 37207, PARCEL ID: 071010C00100CO; AND
425 B TONEY RD, NASHVILLE, TN 37207, PARCEL ID: 071010C00200CO:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A & UNIT B, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 425 TONEY ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20210331-0042318 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", 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 PART OF THE SAME PROPERTY CONVEYED TO RHYTHM HOMES AND DEVELOPMENT, LLC, BY WARRANTY DEED FROM GREG FARRICIELLI, OF RECORD IN INSTRUMENT NUMBER 20210323-0038399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

427 A TONEY RD, NASHVILLE, TN 37207, PARCEL ID: 071010D00100CO; AND
427 B TONEY RD, NASHVILLE, TN 37207, PARCEL ID: 071010D00200CO:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A & UNIT B, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 427 TONEY ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20210331-0042324

AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", 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 PART OF THE SAME PROPERTY CONVEYED TO RHYTHM HOMES AND DEVELOPMENT, LLC, BY WARRANTY DEED FROM GREG FARRICIELLI, OF RECORD IN INSTRUMENT NUMBER 20210323-0038399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **425 A Toney Rd, Nashville, TN 37207;**
425 B Toney Rd, Nashville, TN 37207;
427 A Toney Rd, Nashville, TN 37207;
427 B Toney Rd, Nashville, TN 37207.

Witness our hands this the 9th day of June, 2021.

RHYTHM HOMES AND DEVELOPMENT, LLC

By: Ryan Lux
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of June, 2021, before me personally appeared **Ryan Lux**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Rhythm Homes and Development, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Rhythm Homes and Development, LLC, as Authorized Agent.

Witness my hand and official seal, this the 9th day of June, 2021.

NOTARY PUBLIC
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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