Karen Johnson Davidson County
Batch# 661290 DEEDWARR
03/21/2021 03:32:53 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20210621-0083606

WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 05-02-2022

O-SB-BM-21-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

JSM
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(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)
RJX Partners, LLC, a Delaware Limited Liability	RJX Partners, LLC	
49 Rowley Rd (NAME) ~~0 Ashland City Highway~~	(NAME) 49 Rowley Rd	069-11-0-052.00 069-11-0-068.00
(ADDRESS) ~~Nashville, TN 37218~~ Topsfield MA 01983	(ADDRESS) Topsfield MA 01983	
(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 **RJX PARTNERS, LLC, A DELAWARE LIMITED LIABILITY,** 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 the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Jesse Hobbs' two-acre tract in the center of Hydes Ferry Turnpike; running thence with said Hobbs line, North 34 East 30 poles to a stone in Lewis' line; thence North 73 West 8.46 poles to Lewis' corner; thence North 4 1/2 East 6.3 poles to a stone in said Lewis' line; thence South 34 West 31.6 poles to the center of said Pike; thence with the Center of said Pike, South 47 1/2 East 11.24 poles to the beginning, containing 2 acres, more or less.

Included within the legal description above, but expressly excluded from this conveyance, is that property encompassed within the northerly and southerly rights-of-way of Ashland City Highway, measuring 179 feet, more or less, on the southerly boundary of parcel no. 52, and 176 feet, more or less, on the northerly boundary of parcel no. 68, on property Map 69-11, Tax Assessors Office for Davidson County, Tennessee.

Being the same property conveyed to Clifton Allen Hornbuckle, Sr., an undivided one-half interest, and to Mary Louise Paty, an undivided one-half interest, by Quit Claim Deed from Hornbuckle Plumbing Repair Company, a Tennessee corporation, successor in interest to Hornbuckle Plumbing Company, a Tennessee corporation, of record in Book 9515, Page 326, Register's Office for Davidson County, Tennessee, dated November 08, 1994 and recorded on November 08, 1994.

AS TO 1/2 INTEREST OF MARY LOUISE PATY:

The said Mary Louise Paty (aka Louise Hornbuckle Paty) deceased on or about September 14, 1996, leaving her Last Will and Testament and Probate in Docket No. 96P1499, leaving her 1/2 interest as follows:

3/4 interest to Trustees of the Testamentary Trust created under the Will of Louise Hornbuckle Paty;1/4 interest to Clifton Hornbuckle, Jr.

The same being conveyed to Clifton A. Hornbuckle, Jr. and Lois Cook, Trustees of the Testamentary Trust created under the Will of Louis Hornbuckle Paty, by Quitclaim Deed of record in Book 11397, Page 635, Register's Office for Davidson County, Tennessee. The said Lois Cook (aka Vola Lois Cook) deceased on August 4, 2003; and Notice of Successor Trustee Appointment for Lois Cook recorded in Instrument No. 20080125-0008238, Register's Office for Davidson County, Tennessee.

The same being conveyed to William Odell Paty, Jr. by Quitclaim Deed from Janice Butler and Pete Whitaker, both as Substitute Co-Trustees of the Testamentary Trust created under the Will of Louis Hornbuckle Paty, by Quitclaim Deed of record in Instrument No. 20200521-0052705, Register's Office for Davidson County, Tennessee.

AS TO 1/2 INTEREST OF CLIFTON HORNBUCKLE, SR.:

The said Clifton Hornbuckle, Sr. deceased on or about April 18, 2002, leaving his Last Will and Testament and Probate in Docket No. 02P1139, leaving his 1/2 interest as follows:

Clifton Allen Hornbuckle, Jr., Ronald Odell Hornbuckle, Joy Anita Hornbuckle Barnes and Janice Louise Hornbuckle Butler, through his Last Will and Testament, with Quitclaim Deed from Randall Steven Butler, Executor of the Estate of Clifton Allen Hornbuckle, Sr., to the above of record in Instrument No. 20080125-0008237, Register's Office for Davidson County, Tennessee.

AS TO 1/2 INTEREST OF CLIFTON HORNBUCKLE, JR.:

The said Clifton Hornbuckle, Jr. deceased on or about July 5, 2019, leaving his Last Will and Testament and Probate in Docket No. 20P689, leaving his 1/2 interest as follows:

James Boyd Whittaker, through his Last Will and Testament, with Order Probating Last Will and Testament for Muniment of Title Only of record in Instrument No. 20200521-0053118, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Ronald Odell Hornbuckle and Janice Louise Hornbuckle Butler and Joy Anita Hornbuckle Barnes and James Boyd Whitaker and William Odell Party, Jr of record in Instrument No. 20200814-0091474 Register's Office for Davidson County, Tennessee, dated August 10, 2020 and recorded on August 14, 2020. Scriveners Affidavit recorded on November 09, 2020 in Instrument No. 20201109-0131842

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Easement to Electric Power Board of Metropolitan Government of record in Book 4067, Page 684, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easements of record in Book 7790, Page 319 and Book 7883, Page 295 (parcel 52); and Book 7883, Page 277 and Book 8009, Page 68 (parcel 68), in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Ashland City Highway, 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 11th DAY OF JUNE, 2021.

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

BY: Brian Mitchell
Brian Mitchell
Authorized Agent

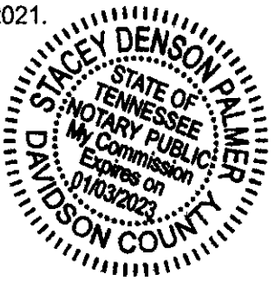
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 and 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 11th day of June, 2021.

Stacey Denson Palmer
Notary Public

My Commission Expires:



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