WARRANTY DEED

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

O-SB-KW-21-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 665033 DEEDWARR
06/25/2021 11:12:05 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210625-0086460

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FCLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Alexander Klatt and Madelyn West Albright	**American Pacific Mortgage Corporation and/or Warehouse Lenders**	
(NAME) **94 Shields Lane**	(NAME) **3000 Lava Ridge Court, Ste 200**	**051-10-0K-001.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Roseville, CA 95661**	
(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 **JOSEPH ALEXANDER KLATT, A SINGLE MAN, AND MADELYN WEST ALBRIGHT, A SINGLE WOMAN,*** 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: *as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Shields Lane Residences I, a Horizontal Property Regime with Private Elements of record as Instrument No. 20201204 0140911 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 the same property conveyed to David Joseph Gosselin, unmarried by Warranty Deed from Joyce Smith, unmarried of record in Instrument No. 20020711-0083776 Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded on July 11, 2002, and re-recorded on August 25, 2003 in Instrument No. 20030825-0122858 of the same office. (Value of consideration shown in aforementioned deed $25,000.00.)

Being the same property conveyed to Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company by Warranty deed from David Joseph Gosselin, unmarried of record in Instrument No. 20191018-0106967 Register's Office for Davidson County, Tennessee, dated October 17, 2019 and recorded on October 18, 2019. (Value of consideration shown in aforementioned deed $125,000.00.) Being also known as 94 Shields Lane Madison, TN 37115.

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 as Instrument Number 20201124-0137713, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 97, 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 20201204-0140911, 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
- The Above mentioned Declaration of Covenants, Conditions and Restrictions Contains Incorrect Legal-Description.
- Plumbing Permit of record in Book 11106, Page 619, in the Register's Office for Davidson County,

Tennessee.
• Restrictive Covenant for Detached structure of record in Instrument No. 20190416-0034790, Register's Office of Davidson County, Tennessee.
• Metropolitan Government of Nashville and Davidson County, Property Standards for demolition and removal of structure in Instrument No. 20170120-0006602, Register's Office of Davidson County, Tennessee.
• 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: **94 Shields Lane, Madison, Tennessee 37115**.

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 18th 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 18th 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