Karen Johnson Davidson County
Batch# 686528 DEEDQC
07/29/2021 01:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210729-0102234

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 28 DAY OF July, 2021

Notary Public

MY COMMISSION EXPIRES:
(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)	
2805 Lakeshore Dr.		**07009011200**
(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:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 100 FEET OF THE PROPERTY OWNED BY HUBERT E. LOVELL, JR. AND WIFE, EVELYN, LOCATED ON THE NORTHERLY SIDE OF CLIFF DRIVE BETWEEN ALPINE AND GOODRICH AVENUES, AT BORDEAUX, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE NORTHERLY MARGIN OF CLIFF DRIVE WITH THE EASTERLY MARGIN OF ALPINE AVENUE (UNDEVELOPED), THENCE WITH THE EASTERLY MARGIN OF ALPINE AVENUE, 150 FEET IN A NORTHEASTERLY DIRECTION TO AN IRON PIN; THENCE IN A SOUTHEASTERLY DIRECTION AND PARALLEL WITH CLIFF DRIVE 100 FEET TO AN IRON PIN; THENCE IN A SOUTHWESTERLY DIRECTION AND PARALLEL WITH ALPINE AVENUE, 150 FEET TO AN IRON PIN ON THE NORTHERLY MARGIN OF CLIFF DRIVE, THENCE WITH THE NORTHERLY MARGIN OF CLIFF DRIVE IN A NORTHWESTERLY DIRECTION 100 FEET TO THE POINT OF BEGINNING.

BEING A PART OF THE SAME PROPERTY CONVEYED TO RHYTHM HOMES AND DEVELOPMENT, LLC, BY WARRANTY DEED FROM DAVID EDWARD LOVELL AND PAMELA LOVELL, CO-TRUSTEES OF THE DAVID AND PAMELA LOVELL TENNESSEE COMMUNITY PROPERTY TRUST U/A/D DECEMBER 9, 2015, OF

RECORD IN INSTRUMENT NUMBER 20210427-0055662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

*****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: **3114 Cliff Dr., Nashville, TN 37218**

Witness our hands this the 28 day of July, 2021.

RHYTHM HOMES AND DEVELOPMENT, LLC

By: Ryan Lux
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28 day of July, 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 28 day of July, 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, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/28/21.

Date

Affiant Signature

7/28/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of July, 2021.

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)