Karen Johnson Davidson County
Batch# 712606 DEEDWARR
09/10/2021 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210910-0121225

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Sept., 2021.

Notary Public

MY COMMISSION EXPIRES: 11.8.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-805

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose M. Macedo	New owner	093 09 0A 077.00
(NAME) 1510 Demonbreun Street Apt 1105	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel Christopher Rudolph, an unmarried man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jose M. Macedo, unmarried** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit No. 1105, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed of record in Instrument No, 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780 and Instrument No. 20200707-0073280 and Instrument No. 20200707-0073281, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Daniel Christopher Rudolph, unmarried, by Warranty Deed from Daniel S. Larsen and Nadean Larsen, Trustees of the Daniel and Nadean Larsen Family Trust Dated June 10, 2011, of record in Instrument No. 20180723-0071645, in the Register's Office of Davidson County, Tennessee, dated July 18, 2018 and recorded on July 23, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1510 Demonbreun Street, Apt 1105, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 30 day of August, 2021.

GRANTOR:

Daniel Christopher Rudolph

Daniel Christopher Rudolph

STATE OF North Carolina)

COUNTY OF Mecklenburg)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Daniel Christopher Rudolph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 30th day of August, 2021.

Patricia Williams

Notary Public

PATRICIA WILLIAMS
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Dec. 15, 2024

My Commission Expires: 12-15-2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/30/21 (date of document).

Connie Taylor
Affiant Signature

9/7/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

