WARRANTY DEED

Karen Johnson Davidson County
Batch# 777011 **DEEDWARR**
12/20/2021 03:34:56 PM 2 pgs
Fees: $13.00 Taxes: $1,698.30

20211220-0168038

B-KW-21-1510-1003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(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)
Cherie Green Johnson and Charles Johnson	**Same as New Owner**	
(NAME)	(NAME)	**093-09-0A-063.00-CO**
2200 Theseus Drive		
(ADDRESS)	(ADDRESS)	
Finksburg, MD 21048		
(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, **THE COLLINS FAMILY TRUST DATED JANUARY 20, 2004 FIRST RESTATEMENT DATED DECEMBER 17, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHERIE GREEN JOHNSON AND CHARLES JOHNSON,** 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 Davidson County, Tennessee, being Unit No. 1003, 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 Number 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, and Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, 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 John M. Collins and Julie E. Collins, Trustees of the Collins Family Trust dated January 20, 2004 by Warranty deed from Chris Ryan Jones, a single person of record in Instrument No. 20130523-0052082 Register's Office for Davidson County, Tennessee, dated May 21, 2013 and recorded on May 23, 2013.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080402-0033103, Register's Office of 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 20060331-0036680, for 1508 and 1510 Demonbreun St., Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Rhythm at Music Row, a Condominium of record in Instrument Number 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187 and Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070423-0047689, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Entry of record in Instrument Number 20070430-0050890, in the Register's Office for Davidson County, Tennessee.
- Right of First Refusal in Eighth Amendment to Master Deed of record in Instrument Number 20110906-0069036, in the Register's Office for Davidson County, Tennessee.

- Restrictive Covenants of the Art Center Redevelopment Plan of record in Book 10965, Page 404 amended in Official Records Book 11625, Page 252, in the Register's Office for Davidson County, Tennessee.
- Easement as set forth in Master Deed for The Rhythm at Music Row, a Condominium of record in Instrument Number 20070725-0088390, in the Register's Office for Davidson County, Tennessee.
- Easement as set forth in the First Amendment to the Master Deed for the Rhythm at Music Row, a Condominium of record in Instrument Number 20080219-0015612, in the Register's Office for Davidson County, Tennessee.
- Assessments set forth in the Sixth Amendment to the Master Deed for the Rhythm at Music Row, a Condominium of record in Instrument Number 20090625-0059073, in the Register's Office for Davidson County, Tennessee.
- Terms and provisions of the Articles of Organization of Rhythm Partners, LLC of record in Instrument Number 20060306-0025880, in the Register's Office for Davidson County, Tennessee.
- Driveway Agreement of record in Instrument Number 20030131-0014020, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20161021-0111269, in the Register's Office for Davidson County, Tennessee.
- Ninth Amendment to Master Deed for the Rhythm at Music Row, a Condominium of record in Instrument Number 20190404-0030779, in the Register's Office for Davidson County, Tennessee.
- Tenth Amendment to Master Deed for the Rhythm at Music Row, a condominium of record in Instrument Number 20190404-0030780, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 Demonbreun St #1003, Nashville, Tennessee 37203**.

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 16th DAY OF DECEMBER, 2021.

The Collins Family Trust dated January 20, 2004 First Restatement dated December 17, 2014

BY: Julie Collins, Trustee

Julie Collins
Trustee

STATE OF TENNESSEE Arizona per
COUNTY OF DAVIDSON Maricopa per

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE COLLINS, TRUSTEE of THE COLLINS FAMILY TRUST DATED JANUARY 20, 2004 FIRST RESTATEMENT DATED DECEMBER 17, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of December, 2021.

Peggy C. Rutherford
Notary Public
My Commission Expires: 11-14-2023
(SEAL)

Peggy C Rutherford
Notary Public, State
Notary - Arizona, EXP. 11-14-2023
Maricopa County
Commission 572492

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