Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 789804 **DEEDWARR**
01/13/2022 11:13:25 AM 2 pgs
Fees: $13.00 Taxes: $1,637.25

20220113-0005034

LR-HG-21-425B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

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)
Taylor Cortolillo	**New Owner**	
(NAME)	(NAME)	~~071 01 0 002.01~~ XXXXXXXXXX
425 B Toney Road		071-01-0C-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **RHD CONSTRUCTION, 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 **TAYLOR CORTOLILLO, AN UNMARRIED 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 425 Toney Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 425 Toney Road, a Horizontal Property Regime, of record in Instrument No. 20210331-0042318, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to RHD Construction, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210610-0072828, in the Register's Office for Davidson County, Tennessee, dated June 9, 2021 and recorded on June 10, 2021. (Value or consideration shown in aforementioned deed $0.00)

Being part of the same property conveyed to Rhythm Homes and Development, LLC, by Warranty Deed from Greg Farricielli, of record in Instrument No. 20210323-0038399, in the Register's Office for Davidson County, Tennessee, dated March 19, 2021 and recorded on March 23, 2021. (Value or consideration shown in aforementioned deed $220,000.00)

Being part of the same property conveyed to Greg Farricielli, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20191217-0130162, in the Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019. (Value or consideration shown in aforementioned deed $72,500.00)

Being part of the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Dorothy Adams, of record in Instrument No. 20191217-0130111, in the Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019. (Value or consideration shown in aforementioned deed $55,000.00)

Being part of the same property conveyed to Dorothy Zirker, by Quitclaim Deed from Allen Zirker, Christine Sims, Lyndale Howard, Mary Watson, John Zirker, Cleveland Zirker, of record in Instrument No. 20181113-0111884, in the Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 13, 2018. The said Dorothy Zirker having died intestate on or about September 17, 2018 with her interest is said property being divided equally among the heirs as set out in Affidavit or Heirship of record in Instrument Nos. 20181113-0111883 and 20191217-0130110. Also see Affidavit of Scrivener's Error of record in Instrument No. 20190222-0016126, Register's Office of Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $0.00)

Being part of the same property conveyed to Dorothy Zirker, by Warranty Deed from Robert F. Copeland and wife, Annie Elizabeth T. Copeland, of record in Book 8165, Page 519, in the Register's Office for Davidson County, Tennessee, dated July 10, 1990 and recorded on August 1, 1990. (Value or consideration shown in aforementioned deed $12,000.00)

This conveyance is subject to:

- Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **425 B Toney Road, Nashville, Tennessee 37207**.

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 10th DAY OF JANUARY, 2022.

RHD Construction, LLC

BY: _____
Nathan Agnew
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN AGNEW, 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 RHD CONSTRUCTION, LLC 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 10th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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