WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

LR-P-21-425A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$442,000.00~~.

Jan Nichols
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-24-2023
(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)
Macee McLain	New owner	
(NAME)	(NAME)	**071-01-0C-001.00-CO**
425 A Toney Rd		
(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 **MACEE E MCLAIN, 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:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 425 Toney Road, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 425 Toney Road, of record in Instrument No. 20210331-0042318 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 a portion 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 Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019. (Value of consideration shown in aforementioned deed $72,500.00.)

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

Being a portion 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. 20210610-0078282 Register's Office for Davidson County, Tennessee, dated June 09, 2021 and recorded on June 10, 2021. (Value or consideration as shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2021 a lien, due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210331-0042318, 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: **425 A Toney Rd, 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.

Karen Johnson Davidson County
Batch# 790352 **DEEDWARR**
01/14/2022 09:47:44 AM 2 pgs
Fees: $13.00 Taxes: $1,635.40

20220114-0005741

Witness my/our hand(s) this the 10th DAY OF JANUARY, 2022.

RHD Construction, LLC

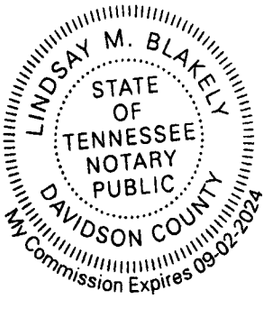
BY: _____
Nathan Agnew
Managing Member

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 MANAGING MEMBER of RHD CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER 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