RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 795365 **DEEDWARR**
01/26/2022 10:19:59 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20220126-0009352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0665-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Conor McNabb, Unmarried Man	New Owner	
(NAME)	(NAME)	
1510 Demonbreun Street #608		093-09-0A-020.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($359,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **AUSTIN G. WYRICK, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONOR MCNABB, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 608, togetherwith 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 Austin G. Wyrick, a single man by Warranty deed from James W. Kelley, Jr., unmarried of record in Instrument No. 20160120-0005943 and Scrivener's Affidavit recorded in Instrument No. 20160420-0038229 Register's Office for Davidson County, Tennessee, dated January 19, 2016 and recorded on January 20, 2016.

This is:

unimproved ☐

improved ☒ property, known as 1510 Demonbreun Street #608, Nashville, TN 37203

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 24th day of January, 2022.

Austin ~~G.~~ Wyrick

State of Tennessee
County of Davidson

On this 24th day of January, 2022, before me personally appeared Austin G. Wyrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, ~~at office this~~ 24th day of January, 2022.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY