Karen Johnson Davidson County
Batch# 871738 DEEDWARR
06/15/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20220615-0068294

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. RL-21-1483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhythm Development, GP	New Owner	
(NAME) 355 Hazel Avenue	(NAME)	10700018700
(ADDRESS) Webster Groves, MO 63119	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **H.H. HERITAGE INN OF NASHVILLE, LLC, A NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHYTHM DEVELOPMENT, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 4 on the Plan of Final Plat (Consolidation) Century City Resubdivision of Lot 2 of record in Plat at Instrument No. 20180716-0068994, 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 H.H. Heritage Inn of Nashville, LLC by Warranty deed from 16 Century Partners, LLC of record in Instrument No. 20170117-0004571 Register's Office for Davidson County, Tennessee, dated January 11, 2017 and recorded on January 17, 2017.

Grantor conveys the land to Grantee subject to the following deed restriction: The land shall not be used for hotel use; provided, however, the foregoing restriction shall not restrict any future residential properties from renting their residence in any way. This restriction shall run with the land and be binding upon Grantee and Grantee's successors, successors in title, heirs and assigns.

This is property more commonly known as 713 Ermac Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 13th day of June, 2022.

H.H. Heritage Inn of Nashville, LLC, a Nevada limited liability company

By: Gary Tharaldson
Gary Tharaldson, Manager

STATE OF NORTH DAKOTA
COUNTY OF CASS

Before me, personally appeared **Gary Tharaldson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of H.H. Heritage Inn of Nashville, LLC, the within named bargainor, a Nevada limited liability company, and that such Gary Tharaldson as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Company as Manager.

Witness my hand and seal, at office in Fargo, ND, this 13th day of June, 2022.

Notary Signature

LORI KASOWSKI
Notary Public
State of North Dakota
My Commission Expires Nov. 21, 2022

Printed Name: Lori Kasowski

My commission expires: Nov 21, 2022

Certificate of Authenticity

I, Ryan Lux, 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 6/15/22.

Date

Affiant Signature

6/15/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of June, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025