WARRANTY DEED

Karen Johnson Davidson County
Batch# 887378 DEEDWARR
07/12/2022 09:59:24 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20220712-0079818

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/23/24

(AFFIX SEAL)

File #22-DM-1510-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Makenzie Renee Morgan	**CMG Mortgage, Inc dba CMG Financial**	
(NAME)	(NAME)	**093 09 0A 043.00**
1510 Demonbreun St., Unit 807	**3160 Crow Canyon Rd., Ste. 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**San Ramon, CA 94583**	
(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, **JODY M. MAZER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAKENZIE RENEE MORGAN, 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:

Land in Davidson County, Tennessee, Being Unit 807, Together with the Appurtenant interest in the common elements of The Rhythm At Music Row, A Condominium, established by Master Deed, of record in Instrument No. 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, Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780, Instrument No. 20200707-0073280, Instrument No. 20200707-0073281, 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 Jody M. Mazer, by Quitclaim Deed from Jody M. Mazer and Larry Mazer, of record in Instrument No. 20200720-0079511, in the Register's Office of Davidson County, Tennessee, dated July 01, 2020 and recorded on July 20, 2020.

Being the same property conveyed to Jody M. Mazer, a single woman and Larry Mazer, unmarried, as tenants in common with expressed rights of survivorship, by Quitclaim Deed from Jody M. Mazer, a single woman, of record in Instrument No. 20160204-0011095, in the Register's Office of Davidson County, Tennessee, dated January 29, 2016 and recorded on February 04, 2016.

Being the same property conveyed to Jody M. Mazer, by Special Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20101221-0101337, in the Register's Office of Davidson County, Tennessee, dated December 17, 2010 and recorded on December 21, 2010.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rhythm At Music Row, A Horizontal Property Regime, as recorded in Plat Instrument No. 20080402-0033103.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Rhythm At Music Row Condominium of record in Instrument No. 20070725-0088390, as amended by instrument(s) of record in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780, Instrument No. 20200707-0073280 and Instrument No. 20200707-0073281; also subject to easements, rights and interests 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 building thereon.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Arts Center Redevelopment Plan recorded in Book 10965, Page 404 and Amended in Book 11625, Page 252.
*Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060331-0036680.
*Easement for Right of Entry, recorded in Instrument No. 20070430-0050890.
*Easement for Grant, recorded in Instrument No. 20161021-0111269.
*Driveway Agreement as set forth in instrument recorded in Instrument No. 20030131-0014020.
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070423- 0047689.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1510 Demonbreun Street, Unit 807, Nashville, TN 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 8th day of July, 2022.

Jody M. Mazer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2022, before me personally appeared Jody M. Mazer, 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's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204