WARRANTY DEED

Karen Johnson Davidson County
Batch# 895231 DEEDWARR
07/28/2022 09:51:25 AM 2 pgs
Fees: $13.00 Taxes: $2,171.90

20220728-0086033

JM-RMX-22-1510-601

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON MF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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)
Jatinder Kumar	**NEW OWNER**	
(NAME)	(NAME)	**093-09-0A-013.00-CO**
115 Chesapeake Ct.		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(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, **LUCAS J. RANALLO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JATINDER KUMAR, MARRIED,** 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 No. 601, together with 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 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; Instrument No. 20090625-0059073; Instrument No. 20110324-0022950; Instrument No. 20110906-0068936; Instrument No. 20190404-0030779; Instrument No. 20190404-0030780; Instrument No. 20200707-0073281 and Instrument No. 20200707-0073280 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 Lucas J. Ranallo by Warranty Deed from Carlos Yepez, Jr., unmarried and Carlos Yepez, Sr., married of record in Instrument No. 20170714-0071136 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 14, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20080402-0033103, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060331-0036680 and Release of Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110324-0022949, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Rhythm at Music Row, a Condominium of record in Instrument Number 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 and Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780 Instrument No. 20200707-0073280 and Instrument No. 20200707-0073281, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070423-0047689, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Entry of record in Instrument Number 20070430-0050890, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of the Art Center Redevelopment Plan of record in Book 10965, Page 404 amended in Official Records Book 11625, Page 252, in the Register's Office for Davidson County, Tennessee.
- Terms and provisions of the Articles of Organization of Rhythm Partners, LLC of record in Instrument Number 20060306-0025880, in the Register's Office for Davidson County, Tennessee.
- Driveway Agreement of record in Instrument Number 20030131-0014020, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20161021-0111269, in the 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: **1510 Demonbreun St #601, Nashville, Tennessee 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 25th DAY OF JULY, 2022.

Lucas J. Ranallo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCAS J. RANALLO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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