Karen Johnson Davidson County
Batch# 900387 DEEDWARR
08/08/2022 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,403.15
20220808-0089962

WARRANTY DEED

File No. AT-22-2792

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(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
Mary Opalka and Barton T. Jones	NEW OWNERS	
(NAME)	(NAME)	
3125 Hillside Road, Unit B	3125 HILLSIDE RD. UNIT B	060 04 0C 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	NASHVILLE TN 37207	
(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, **Rhythm Development GP, a Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Opalka and Barton T. Jones, wife and husband**, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Tract No. 2 on the Plan of the Real Estate of William Phillips, Deceased, of record in Book 57, page 21, Register's Office for said County, and being described according to a survey prepared by T. R. Sanford, Surveyor, on April 7, 1956.

Beginning at a point in the Easterly margin of Hillside Road 256 feet, more or less, Southerly from the Southerly margin of Maplewood Lane, said point being likewise the Northwesterly corner of a tract of land described in the deed of trust to Louis R. Link, Trustee, of record in Book 2311, page 119, said Register's Office;
thence with the Northerly boundary of a tract of land described in said deed of trust, South 84 degrees East 150.9 feet more or less, to an iron pin in the Easterly margin of said tract of land;
thence South 3 degrees West, 150 feet to a point;
thence Westwardly 158 feet, more or less, to the Easterly margin of Hillside Road;
thence Northerly with the Easterly margin of Hillside Road 150 feet to the point of beginning.

Being the same property conveyed to Michael Jessee by Warranty Deed from William E. McCraw Jr. and Larry McCraw dated November 26, 2014 and filed for record on December 16, 2014 as Instrument no. 20141216-0114933, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Rhythm Homes and Developments, LLC, a Tennessee limited liability company by Warranty Deed from Michael Jessee, a single man dated January 25, 2021 and filed for record on January 26,2021 as

Instrument no. 20210126-0011298, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Rhythm Development, GP by Quitclaim Deed from Rhythm Homes and Development, LLC, a Tennessee limited liability company dated July 28, 2021 and filed for record on July 29, 2021 as Instrument no. 20210729-0102241, Register of Deeds Office for Davidson County, Tennessee.

This is property more commonly known as 3125 Hillside Road, Unit B, Nashville, TN 37207.

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 4th day of August, 2022.

Rhythm Development GP, a Tennessee Partnership

By: _____
Ryan Lux, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Lux, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Rhythm Development GP, a Tennessee general partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of Rhythm Development GP, a Tennessee general partnership, for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2022.

_____
Notary Signature
My commission expires: 7/06/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
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Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 August 4, 2022.

Date

Affiant Signature

8/8/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of August, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)