Karen Johnson Davidson County
Batch# 900454 DEEDWARR
08/08/2022 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220808-0090045

WARRANTY DEED

File No. AT-22-2802

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 $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th 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
Brandon Michael Karlo	NEW OWNER	
(NAME)	(NAME)	
3123 Hillside Road #A	3123 A HILLSIDE ROAD	060-04-0B-001.00
(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 **Brandon Michael Karlo, an unmarried man**, 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 Unit A, on the Plan of Homes at 3123 Hillside Road, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 3123 Hillside Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210804-0104529, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Michael Jessee by Warranty deed from William E. McCraw, Jr. and Larry McCraw of record in Instrument No. 20141216-0114933 Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on December 16, 2014.

Being a portion of the same property conveyed to Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Michael Jessee, a single man of record in Instrument No. 20210126-0011298 Register's Office for Davidson County, Tennessee, dated January 25, 2021 and recorded on January 26, 2021.

Being a portion of the same property conveyed to Rhythm Development, GP by Quitclaim deed from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210729-0102241 Register's Office for Davidson County, Tennessee, dated July 28, 2021 and recorded on July 29, 2021.

This is property more commonly known as 3123 Hillside Road #A, 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 5th 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/she, 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 5th day of August, 2022.

_____
Notary Signature
My commission expires:



Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allisan 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 5, 2022.

Date

Affiant Signature

8/6/2022

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)