Karen Johnson Davidson County
Batch# 901192 DEEDWARR
08/09/2022 02:30:41 PM 4 pgs
Fees: $23.00 Taxes: $2,108.63
20220809-0090619

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No: 22064137G

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $569,900.00.

Affiant

Subscribed and sworn to ~~before me,~~ this 5th day of August, 2022.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jessica L. Broaddus 1510 Demonbreun Street, Unit 102 Nashville TN 37203	New Owner	Tax Parcel ID No. 093-09-0A-072.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth William Hom and Amy Marie Hom, Husband and Wife and Rhoneil Bragasin and William D. Snodgrass, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jessica L. Broaddus**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1012, 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 and Instrument No.20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, 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 KENNETH WILLIAM HOM and AMY MARIE HOM, HUSBAND AND WIFE, and RHONEIL BRAGASIN and WILLIAM D. SNODGRASS , SPOUSES MARRIED TO EACH OTHER , by deed from KELLY LEIGH PETERSON AND MICHAEL R. PETERSON AND GAY E. PETERSON, HUSBAND AND WIFE, of record in Instrument No. 20180215-0014983 , dated February 12, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 093-09-0A-072.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060331-0036680, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed For The Rhythm At Music Row, A Condominium 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 and Instrument No. 20110906-0068936, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20080402-0033103, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 22-RTE-12-5110-12

Storm Water Detention Agreement of record in Instrument No. 20070423-0047689, said Register's Office.
Right of Entry of record in Instrument No. 20070430-0050890, said Register's Office.
Subject to the Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252, said Register's Office.
Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20161021-0111269, said Register's Office.

This is improved property located at 1510 Demonbreun Street, Unit 102 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2022.

Kenneth William Hom

Amy Marie Hom

STATE OF CA)

COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth William Hom and Amy Marie Hom, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2022.

See CA Acknowledgment Attached

Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 8/2/2022 before me, Lisbeth Kathleen Block, Notary Public
(insert name and title of the officer)

personally appeared Kenneth William Hom, Amy Marie Hom,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LISBETH KATHLEEN BLOCK
COMM...2308795
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. October 14, 2023

Signature _____ (Seal)

Warranty Deed

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2022.

Rhoneil Bragasin

William D. Snodgrass

STATE OF CA)

COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rhoneil Bragasin and William D. Snodgrass, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2022.

Notary Public

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2328740
My Comm. Expires Jun 14, 2024

My Commission Expires: 6-14-2024