WARRANTY DEED

Karen Johnson Davidson County
Batch# 905352 DEEDWARR
08/18/2022 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,914.75
20220818-0093783

JM-KW-22-1510-511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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)
Morgan Suzanne Hubble	**NEW OWNER**	
(NAME)	(NAME)	**093-09-0A-011.00-CO**
1510 Demonbreun St. Apt. 511		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **WAYNE T. O'BRIEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MORGAN SUZANNE HUBBLE, A SINGLE 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 No. 511, 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 Wayne T. O'Brien, a married man as his sole and separate property by Quitclaim deed from Wayne T. O'Brien, who took title as unmarried of record in Instrument No. 20210622-0084126 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 22, 2021.

The subject property was not the marital residence of the grantor.

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. Apt. 511, 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 15th DAY OF AUGUST, 2022.

Wayne T. O'Brien

Wayne T. O'Brien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE T. O'BRIEN, 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 15th of August, 2022.

†See Certificate attached CW 8/15/2022
Notary Public
My Commission Expires: 02/06/25
(SEAL)

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

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 Ventura

On Aug 15, 2022 (Date) before me, Carmen Cornejo, notary public (Here Insert Name and Title of the Officer)

personally appeared Wayne T. O'Brien (Name(s) of Signer(s))

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.

CARMEN CORNEJO
Notary Public - California
Ventura County
Commission # 2345477
My Comm. Expires Feb 6, 2025

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.

Signature _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 8/15/22 Number of Pages: two

Signer(s) Other Than Named Above: no other signer

Capacity(ies) Claimed by Signer(s)

Signer's Name: Wayne T. O'Brien	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Certificate of Authenticity

I, Joshua A. Terry, 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 8/15/2022.

Affiant Signature

8/18/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/18/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON