Karen Johnson Davidson County
Batch# 941828 DEEDQC
11/16/2022 11:02:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221116-0122002

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSI COUNTY OF DAVIDS The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 16th day of August, 2022. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

QUITCLAIM DEED

Address New Owner: The 705 Rhythm Trust P.O. Box 22972 Nashville, Tennessee 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 093090A02900CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Christopeher Alan Young** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **The 705 Rhythm Trust, dated August 16, 2022**, its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 705, 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 Christopher Alan Young by Deed from Rhythm Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20100429-0032707, dated April 27, 2010, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1510 Demonbreun Street, Unit 705, Nashville, Tennessee 37203.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number 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 16th day of August, 2022.

Christopher Alan Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Office, this 16th day of August, 2022.

Notary Public

My Commission Expires: _____

