Karen Johnson Davidson County
Batch# 950328 DEEDWARR
12/12/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20221212-0128798

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #22-PA-1510-1402

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven E. Dodson, Sr. and Carol R. Dodson	**New Owner**	
(NAME)	(NAME)	**093 09 0A 098.00**
1085 Sunset Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **PEB HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN E. DODSON, SR. AND WIFE, CAROL R. DODSON** 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 1402, 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, 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 PEB Holdings, LLC, an Ohio limited liability company, by Quit Claim Deed from Douglas C. Dotson, Trustee of the Mafre A. Brunner Irrevocable Trust Under Agreement dated May 12, 1993, of record in Instrument No. 20200210-0014843, in the Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on February 10, 2020.

Being the same property conveyed to Douglas C. Dotson, Trustee of the Mafre A. Brunner Irrevocable Trust Under Agreement dated May 12, 1993, by Special Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20100527-0040966, in the Register's Office for Davidson County, Tennessee, dated May 20, 2010 and recorded on May 27, 2010.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rhythm at Music Row, A Horizontal Property Regime, as recorded in Instrument No. 20080402-0033103.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Rhythm at Music Row Condominium of record in Instrument No. 20070725-0088390, as amended by

instrument(s) of record 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. 20200707-0073280 and Instrument No. 20200707-0073281; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060331-0036680.

*Easement recorded in Instrument No. 20161021-0111269.

*Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, and amended in Book 11625, Page 252, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **1510 Demonbreun Street Unit 1402, Nashville, TN 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 8th day of December, 2022.

PEB Holdings, LLC, an Ohio Limited Liability Company

By: _____
Douglas C. Dotson, President

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ Montgomery

Before me, Claudia L. Williams of the state and county mentioned, personally appeared Douglas C. Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of PEB Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Douglas C. Dotson as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Dayton, OH, this 8th day of December, 2022.

Claudia L. Williams
Notary Signature

Printed Name: Claudia L. Williams

My commission expires: 3/27/24



CLAUDIA L. WILLIAMS
Notary Public, State of Ohio
My Commission Expires
March 27, 2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 8th day of December, 2022.

Affiant Signature
Date 12/08/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON