Karen Johnson Davidson County
Batch# 995354 DEEDWARR
04/24/2023 11 08:51 AM 2 pgs
Fees $13 00 Taxes $1,961 00
20230424-0029927

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1103

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of April, 2023

Notary Public

Commission Expires 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sydney Turchin 1510 Demonbreun Street #511 Nashville, TN 37203	SWBC Mortgage Corporation 9311 San Pedro Suite 100 San Antonio, TX 78216	093 09 0A 011.00

WARRANTY DEED

FOR AND IN 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,

Morgan Suzanne Hubble, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sydney Turchin, unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 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 by Special Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company to Wayne T. O'Brien, unmarried, recorded April 29, 2009, as Instrument No. 20090429-0038871 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $360,212.59.

BEING the same property conveyed by Quit Claim Deed from Wayne T. O'Brien, who took title as unmarried to Wayne T. O'Brien, a married man as his sole and separate property, recorded June 22, 2021, as Instrument No. 20210622-0084126 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $10.00.

BEING the same property conveyed by Warranty Deed from Wayne T. O'Brien to Morgan

Suzanne Hubble, a single woman, recorded August 18, 2022, as Instrument No. 20220818-0093783 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1510 Demonbreun Street #511, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 21st day of April, 2023.

Morgan Suzanne Hubble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2023, before me personally appeared Morgan Suzanne Hubble, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of April, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY