WARRANTY DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

File #23-PA-1510-904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $793,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 2.8.24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1028504 **DEEDWARR**
07/20/2023 08 26 16 AM 2 pgs
Fees $13 00 Taxes $2,934 10

20230720-0055785

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Christopher Sherwin, Deborah Sherwin, and Karah Sherwin	Same	
(NAME)	(NAME)	**093 09 0A 052.00**
1510 Demonbreun Street, Unit 904		
(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, **STEVEN E. DODSON, JR., A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER SHERWIN AND DEBORAH SHERWIN, HUSBAND AND WIFE** 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 904 together with the appurtenant interest in the common elements of The Rhythm At Music Row, a condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20070725- 0088390, as amended in Instrument No. 20080219-0015612, Instrument No. 20080410- 0036475; Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No 2009065-0059073; 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, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed, as amended. Together with Parking Spaces 82 and 83 as set forth in the Eighth Amendment to Master Deed of record in Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven E Dodson, Jr., a single person, by Quitclaim Deed from Steven E. Dodson, Sr., of record in Instrument No 20121227-0119644, in the Register's Office of Davidson County, Tennessee, dated December 21, 2012 and recorded on December 27, 2012

Being the same property conveyed to Steven E Dodson, Sr and Steven E Dodson Jr , as tenants in common with right of survivorship, by Special Warranty Deed from Pinnacle National Bank, of record in Instrument No 20111227-0100369, in the Register's Office of Davidson County, Tennessee, dated November 22, 2011 and recorded on December 27, 2011

This conveyance is subject to.
*Taxes for the year 2023 and subsequent years

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rhythm

at Music Row A Horizontal Property Regime, as recorded in Plat 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 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 2009065-0059073, 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.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 10965, Page 404, as amended in Book 11625, Page 252

*Easement for Right of Entry, recorded in Instrument No 20070430-0050890

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070423-0047689
* 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 904, 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 10th day of July, 2023

Steven E Dodson, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 2023, before me personally appeared Steven E Dodson, Jr , 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 10th day of July, 2023

Notary Signature
My commission expires: 8-20-2023

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

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