WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $879,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-PA-1510-Park

Karen Johnson Davidson County
Batch# 1046660 DEEDWARR
09/06/2023 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,252.30
20230906-0069912

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, Jr.	**New Owner**	
(NAME)	(NAME)	**093 09 0A 098.00**
1510 Demonbreun Street, #1402		
(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, SR. AND CAROL R. DODSON, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN E. DODSON, JR., A SINGLE PERSON** 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, 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 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 Steven E. Dodson, Sr. and Wife, Carol R. Dodson, by Warranty Deed from PEB Holdings, LLC, an Ohio Limited Liability Company, of record in Instrument No. 20221212-0128798, in the Register's Office of Davidson County, Tennessee, dated December 08, 2022 and recorded on December 12, 2022.

This conveyance is subject to:
*Taxes for the year 2023 and subsequent years
*Plat of Rhythm at Music Row, A Horizontal Property Regime, as recorded in Instrument No. 20080402-0033103, said Register's Office.
*Master Deed establishing The Rhythm at Music Row, A 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, said Register's Office.

*Restrictions recorded in Instrument No. 20060331-0036680, said Register's Office.
*Easement for Right of Entry, recorded in Instrument No. 20070430-0050890, said Register's Office.
*Easement recorded in Instrument No. 20161021-0111269, said Register's Office.
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070423-0047689, said Register's Office.
*An Ordinance Approving the Arts Center Re-Development Plan Record in Book 10965, Page 404, and amended in Book 11625, Page 252, said Register's Office.
* 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, #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 5th day of September, 2023.

Steven E. Dodson, Sr.

Carol R. Dodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Steven E. Dodson, Sr., and Carol R. Dodson, 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~~ 5 day of September, 2023.

Notary Signature
My commission expires:



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

True Copy Certification

I, **Tammy Carney,** 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 5 day of September, 2023.

Tammy Carney
Affiant Signature
Date 9-5-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027