Karen Johnson Davidson County
Batch# 1073865 DEEDWARR
11/21/2023 08:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231121-0090370

This Instrument Prepared By:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Send Tax Bills To:
NEW OWNER

New Owner is:
Mary Opalka and Barton T. Jones
3125 Hillside Road, Unit B
Nashville, TN 37207

Parcel ID: **060040C00200CO**

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 7th day of November, 2023.

Notary Public

My commission expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

• • • • •

WARRANTY DEED OF CORRECTION

WHEREAS, a Warranty Deed conveying the within described property to **Mary Opalka and Barton T. Jones, wife and husband**, has previously been executed and put of record in **Instrument Number 20220808-0089962**, Register's Office of Davidson County, Tennessee and

WHEREAS, the said Warranty Deed was deficient or contained errors in that the legal description was incorrect.

NOW, THEREFORE, for the consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, **Rhythm Development, GP, a Tennessee general partnership**, hereinafter called the Grantor, by these presents transfer and convey unto the said **Mary Opalka and Barton T. Jones, wife and husband**, hereinafter referred to as Grantee, their successors, heirs and assigns, that 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3125 Hillside Road, a Horizontal Property Regime with Private Elements of record as Instrument no. 20210804-0104533 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Rhythm Development, GP by Quitclaim deed from Rhythm Homes and Development, LLC, a Tennessee limited liability company dated July 28, 2021 and filed for Record on July 29, 2021 as Instrument no. 20210729-0102241, Register of Deeds Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 3125 B Hillside Road, Nashville, TN 37207

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 our hands this 17 day of November, 2023.

GRANTOR:

RHYTHM DEVELOPMENT, GP,
A TENNESSEE GENERAL PARTNERSHIP

By: Ryan Lux
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned a Notary Public for said County and State, **Ryan Lux**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Authorized Agent of Rhythm Development, GP, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by himself as Authorized Agent.

Witness my hand and official seal, this the 17th day of November, 2023.

NOTARY PUBLIC
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

GRANTEE:

Mary Opalka

Barton T. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Opalka and Barton T. Jones**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of November, 2023.

NOTARY PUBLIC
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Ryan Lux, 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 **11/20/23**.

Date

Affiant Signature

11/20/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **November**, 20 23.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)