Deed Prepared by:
Eric S. Ratliff. Esq.
Ratliff Law Firm
P O Box 1057
Kodak, TN 37764

Karen Johnson
Batch # 1221197
12/30/2024 10:40:14 AM
Fees: $23.00 Taxes: $1,401.93
Davidson County
DEEDWARR
4 pgs
20241230-0100946

State of Tennessee

County of Knox

The actual consideration, or value, whichever is greater, for this transfer is $378,900.00.

Affiant

Subscribed and sworn before me this 17 day of December, 2024.

Notary Public

CLAIRE ELIZABETH SPRINGETTI
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 2-2-2025
KNOX COUNTY

My commission expires: 2.2.25

Address of New Owner:	Kevin LeBlanc 160 Wakeboard Way Winchester, Tennessee 37398
Send tax Bills to:	Same
Tax Information:	104-02-0X-216-00

WARRANTY DEED

For and in consideration for the sum of ten dollars ($10.00) cash in hand paid by the hereinafter named Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Kevin LeBlanc Family, LLC, a Louisiana limited liability company (hereinafter the "Grantor"), has bargained, sold, and does hereby convey and transfer to the Grantees, Kevin LeBlanc and Trudy LeBlanc, as husband and wife with right of survivorship, their heirs and assigns, land in Davidson County, State of Tennessee, described as follows:

Being Unit 1205 , together with appurtenant interests in the common elements of The Rhythm at Music Row, a Horizontal Property Regime established by Master Deed of Record in Instrument Number 200707250088390 and amended in Instrument Number 200802190015612, Instrument Number 200804100036475, Instrument Number 200807010068043, Instrument Number 200812010116444, Instrument Number 200906080054187, Instrument Number 200906250059073, 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.

Being the same property conveyed to the Kevin LeBlanc Family, LLC, a Louisiana limited liability company, by Warranty Deed from Shawanna J. Snider, an unmarried woman, of record in Instrument Number 20210713-0094186 Register's Office for Davidson County, Tennessee, and dated July 12, 2021.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years not yet due and payable.

2. All matter appearing in the plan of Record in Instrument number 20080402-0033102, Register's Office for Davidson County, Tennessee.

3. Storm Water Retention Agreement of record in Instrument Number 20070430-0047689, in the Register's Office for Davidson County, Tennessee,

4. Terms, provisions, covenants, conditions, easements, restrictions, charges assessments, and liens provided in the Covenants, Conditions, and Restrictions of record in Instrument Number 20060331-0036680 for 1508 and 1510 Demonbreun Street, Register's Office for Davidson County, Tennessee.

5. The Premises insured herein is a Condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq, of the Tennessee Code Annotated and is subject to the provisions and requirements thereof and is subject to the by-laws for the administration thereof, also subject to the easements, right and interest in favor of other unit owners and all sewer, water, electrical, telephone and all other utility easements now or hereinafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions covenants, options, restrictions, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Rhythm at Music Row, a Horizontal Property Regime established by Master Deed of Record in Instrument Number 200707250088390 and amended in Instrument Number 200802190015612, Instrument Number 200804100036475, Instrument Number 200807010068043, Instrument Number

200812010116444, Instrument Number 200906080054187, Instrument Number 200906250059073, Instrument Number 20110324-0022950, Instrument Number 20110906-0069036 Register's Office for Davidson County, Tennessee.

6. Easement for right of entry of record in Instrument Number 20070430-0050980, Register's Office for Davidson County, Tennessee.

7. Right of first refusal in Eighth Amendment to Master Deed of record in Instrument Number 20110906-0069036, Register's Office for Davidson County, Tennessee.

8. Restrictive Covenants of the Art Center Redevelopment Plan of record in Book 100985, page 404 Amended in Official Records Book 11625 Page 252, in the Register's Office for Davidson County, Tennessee.

9. Easement as set forth in Master Deed for The Rhythm at Music Row, a Condominium of Record in Instrument Number 20070725-0088390, in the Register's Office for Davidson County, Tennessee.

10. Easement as set forth in the First Amendment to the Master Deed for The Rhythm at Music Row, a Condominium of Record in Instrument Number 20080219-0015612, in the Register's Office for Davidson County, Tennessee.

11. Assessments set forth in the Sixth Eighth Amendment to Master Deed of record in Instrument Number 20090625-005973, in the Register's Office for Davidson County, Tennessee.

12. Terms and Conditions in the Articles of Organization of Rhythm Partners, LLC of record in Instrument Number 20060306-0025880, in the Register's Office for Davidson County, Tennessee.

13. Driveway Agreement of record in Instrument Number 20030131-0014020, in the Register's Office for Davidson County, Tennessee.

14. Grant of Easement of Record in Instrument Number 20161021-0111269, in the Register's Office for Davidson County, Tennessee.

15. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage area referred to in the description of the document vesting title of the insured in the land, the failure of said description to adequately identify the location of the said parking unit, and/or carport, and/or storage unit or any claim thereof.

16. Ninth Amendment to the Master Deed for The Rhythm at Music Row, a Condominium of Record in Instrument Number 20190404-0030779, in the Register's Office for Davidson County, Tennessee.

17. Tenth Amendment to the Master Deed for The Rhythm at Music Row, a Condominium of Record in Instrument Number 20190404-0030780, in the Register's Office for Davidson County, Tennessee.

18. Rights and easements of adjoining landowners in and to any party walls located on the insured premises.

19. Any and all easements and restrictions of record even if not stated herein.

20. Subject to the rights of others in the common areas and/or elements.

This is improved property known as **1510 DEMONBRUEN STREET #1205, NASHVILLE, TENNESSEE 37203.**

To have and to hold said tract or parcel of land with the appurtenances, title, estate, and interest thereto belonging to said Grantees, their heirs and assigns forever. Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of said land in fee simple, and has good right to convey it and the same is unencumbered except as otherwise herein set forth. Grantor does further covenant and bind itself, its heirs, assigns and representatives to warrant forever and defend the title to said land to the Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Grantor and the person signing on behalf of Grantor does hereby warrant and represent that all action has been taken to authorize the action taken herein, and that the person executing this document has full power, authority, and authorization to bind the Grantor.

In witness whereof, the said Grantor, by its designated and authorized manager, has executed this Instrument on this 17 day of December, 2024.

The LeBlanc Family, LLC
By Kevin LeBlanc, Manager

State of Tennessee

County of Knox

On this 17 day of December, 2024, personally appeared before me Kevin LeBlanc, who is either personally known to me or who presented valid identification as to his identity, and executed this instrument and acknowledged the execution as his free act and deed, as the authorized representative and manager of the Grantor.

Notary Public
My commission expires: 2-2-25

CLAIRE ELIZABETH SPRINGHETTI
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 2-2-2025
KNOX COUNTY