WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 392,500 00

Alyssa Clifton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2025

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

COMMISSION EXPIRES 4/26/26

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson
Batch # 1242751
03/04/2025 09 31 13 AM
Fees $13 00 Taxes $1,452 25

Davidson County
DEEDWARR
2 pgs

20250304-0015966

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Alyssa Clifton	Nowus Home Mortgage, a division of Ixonia Bank	093-09-0A-066-00
(NAME)	(NAME)	
1510 Demonbreun Street, #1006	20225 Water Tower Blvd Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Brookfield, WI 53045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **J. Steven St. John and Monica St. John, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyssa Clifton, an unmarried women,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 1006, together with parking space #70, as shown on Exhibit "B" of the Master Deed for The Rhythm at Music Row a Condominium, established as a Horizontal Property Regime, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, of record in Instrument No. 20070725-0088390 and amended in Instrument No. 20080219-0015612, Instrument No. 20080410-003675, Instrument No. 20080701-0068403, 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. 20190303-0030780, Instrument No. 20200707-0073280 and Instrument No. 20200707-0073281, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Rhythm at Music Row a Condominium, a Horizontal Property Regima, the plat filed at Exhibit "B" and the By-laws and Charter appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the common elements and voting percentages appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to J. Steven St. John and wife, Monica St. John by Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20090709-0064180, dated June 26, 2009, and recorded July 9, 2009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records

This is Improved property, known as **1510 Demonbreun Street, #1006** (House Number) (Street) **Nashville, TN** (P O Address) (City or Town) (State) **37203** (Postal Zip)

File No 7931-24
Warranty Deed Individual eRec LES rev 09-2018

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE TN 37075

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, successors and assigns forever; and we do 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, successors 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 3rd day of March, 2025.

J. Steven St. John

Monica St. John

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **J. Steven St. John and Monica St. John,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 3rd day of March, 2025.

Notary Public

Commission Expires: 9-8-2025



