Karen Johnson Davidson County
Batch # 1300822 DEEDWARR
07/23/2025 08 36 29 AM 4 pgs
Fees $22 00 Taxes $0 00
20250723-0058040

This Instrument Prepared By / After Recording Return To:
Lauren S Brown, Esq.
KIZER, GAMMELTOFT & BROWN, P.C.
110 Cogdill Road
Knoxville, Tennessee 37922
(865) 692-8777

Map/Parcel No 93-9-A-28 00 CO

Source of Grantors' interest in real property herein described in Instrument No 20160303-0020625 in the Office of the Register of Deeds for Davidson County, Tennessee

WARRANTY DEED

THIS INDENTURE, made this 27th day of June, 2025, between

JAMES DENTON and CHERYL DENTON, husband and wife, of Knox County, Tennessee, Grantors, and

JAMES J. DENTON and CHERYL L. DENTON, TRUSTEES of THE DENTON JOINT REVOCABLE LIVING TRUST dated June 27, 2025, with full power to sell, convey, encumber or mortgage without joinder of beneficiary and without purchaser looking to the application of the proceeds, Grantee.

THE DENTON JOINT REVOCABLE LIVING TRUST dated June 27, 2025 is a tenants by the entirety trust and the provisions of *Tenn Code Ann.* §35-15-510 shall apply to this property and its proceeds.

WITNESSETH. That the said Grantors, for and in consideration of the sum of One Dollar ($1 00) and other good and valuable consideration to them in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Grantee, the following described premises and land, to-wit·

See Exhibit A Attached Hereto And By This Reference Incorporated Herein

THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A ATTACHED HERETO HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED TO THE PREPARER.

This property is subject to all applicable easements, permissive use agreements and restrictions of record in the Davidson County, Tennessee Register's Office. Also conveyed are all rights in easements and permissive use agreements of record.

Together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Grantee, its successors and assigns forever.

And the said Grantors, for themselves and for their heirs, executors, and administrators, do hereby covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee-simple of the premises and land above conveyed, and have full power, authority and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and that they will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

JAMES DENTON

CHERYL DENTON

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public, JAMES DENTON and CHERYL DENTON, husband and wife, 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 for the purposes therein contained

Witness my hand, at office, this 27th day of June, 2025.

LAUREN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public
My Commission Expires: 4/7/2026

AFFIDAVIT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

This transfer is exempt from tax pursuant to *Tenn Code Ann.* §67-4-409(a)(1)(C)(vi), and no oath of value shall be required.

JAMES J. DENTON, Trustee

Sworn to and subscribed before me this 27th day of June, 2025.

LAUREN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public
My Commission Expires: 4/7/2026

OWNER AND TAXPAYER'S ADDRESS:

James J. Denton & Cheryl L. Denton, Trustees
7012 Harrell Road
Knoxville, TN 37931

EXHIBIT A

Land in Davidson County, Tennessee being Unit # 704, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a Condominium established by Master Deed, of record as Instrument No. 20070725-0088390, as amended and or restated from time to time (the "Master Deed") by amendment as 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 and Instrument No. 20110906-0068936, 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.

This conveyance is subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RHYTHM AT MUSIC ROW, as recorded in Instrument No. 20080402-0033103.
- Covenants, Conditions and Restrictions as recorded in Instrument No. 20060331-0036680.
- 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, A CONDOMINIUM of record in Instrument No. 20070725-0088390, as amended by instrument(s) of record in Instrument Nos. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 and 20110906-0068936; 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.
- Easement for Right of Entry, recorded in Instrument No. 20070430-0050890.
- Stormwater Detention Agreement recorded at Instrument No. 20070423-0047689.
- Restrictive Covenants for Arts Center Redevelopment Plan recorded in Book 10965, Page 404, amended in Book 11625, Page 252.
- Driveway Agreement referenced in Deed recorded at Instrument No. 20030131-0014020.
- Any and all existing easements and restrictions as shown of record not stated herein.

BEING the same property conveyed to JAMES DENTON and CHERYL DENTON, husband and wife, from KE QIN, a single person, by Warranty Deed dated February 29, 2016 and of record as Instrument No. 20160303-0020625 in the Register's Office for Davidson County, Tennessee.

Property Address: 1510 Demonbreun Street #704
Nashville, TN 37203