Karen Johnson Davidson County
Batch# 1305839 DEEDWARR
08/04/2025 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20250804-0061613

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00.

Affiant

JAMIE E. HADDOX STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-10-27

(AFFIX SEAL)

JM-ZS-25-1510-810

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erwin Alois Raeth	Same As New Owner	
(NAME)	(NAME)	093-09-0A-046.00-CO
535 Locust Street		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37902		
(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, **MIKE NORTH AND ANGELA NORTH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERWIN ALOIS RAETH, UNMARRIED,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 810 of The Rhythm at Music Row, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Rhythm At Music Row, a Condominium of record in Instrument Number 20070725-0088390, as amended in Instrument No. 20080219-0015612; Instrument No. 20080410-0036475; Instrument No. 20080701-0068043; Instrument No. 20081201-0116444; Instrument No. 20090608-0053187; Instrument No. 2009065-0059073; Instrument No. 20110324-0022950 and at Instrument No. 20110906-0068936, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed.

Being the same property conveyed to Michael North and Angela North, husband and wife by Warranty Deed from Adam Karpinski, a single person of record in Instrument No. 20160211-0013081 Register's Office for Davidson County, Tennessee, dated February 09, 2016 and recorded on February 11, 2016.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record as Instrument Number 20080402-0033103, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060331-0036680 and Release of Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110324-0022949, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 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 and 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.
- Restrictions of record in Book 1577, Page 163 and Book 1577, Page 143, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070423-0047689, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Entry of record in Instrument Number 20070430-0050890, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of the Art Center Redevelopment Plan of record in Book 10965, Page 404 amended in Official Records Book 11625, Page 252, in the Register's Office for Davidson County, Tennessee.

- Terms and provisions of the Articles of Organization of Rhythm Partners, LLC of record in Instrument Number 20060306-0025880, in the Register's Office for Davidson County, Tennessee.
- Driveway Agreement of record in Instrument Number 20030131-0014020, in the Register's Office for Davidson County, Tennessee.
- Right of First Refusal in Eighth Amendment to Master Deed of record in Instrument Number 20110906-0068936, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1510 Demonbreun St #810, Nashville, Tennessee 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 1st DAY OF AUGUST, 2025.

Mike North

Angela North

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE NORTH, 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 1st of August, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA NORTH, 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 1st of August, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Toni T. Harris, 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 8-1-25.

Affiant Signature

8/4/25
Date

STATE OF TENNESSEE
COUNTY OF KNOX

Sworn to and subscribed before me this 4 day of August, 2025.

Jamie E. Haddox
Notary Public

(SEAL)

My Commission Expires: 4-10-27

JAMIE E. HADDOX
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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