WARRANTY DEED

Karen Johnson Davidson County
Batch# 1360202 DEEDWARR
12/19/2025 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20251219-0100987

File #25-DW-1510-505

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adil Memon and Julia Ross	**Primis Mortgage Company**	
(NAME)	(NAME)	**093 09 0A 005.00**
1510 Demonbreum Street	**5535 Currituck Drive, Ste. 120**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Wilmington, NC 28403**	
(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,

RHYTHM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ADIL MEMON AND JULIA ROSS, A MARRIED COUPLE,

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:

Land in Davidson County, Tennessee, being Unit 505, together with the appurtenant interest in the common elements of THE RHYTHM AT MUSIC ROW, a horizontal property regime established by Master Deed, of record in Instrument No. 20070725-0088390; amended in 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, 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, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Rhythm, LLC a Tennessee Limited Liability Company, by Quitclaim Deed from Mykolas D. Degesys, married and Gintaras E. Degesys and wife, Ruta S. Degesys, of record in Instrument No. 20240301-0014455, in the Register's Office of Davidson County, Tennessee, dated February 23, 2024 and recorded on March 01, 2024.

Being the same property conveyed to Mykolas D. Degesys, unmarried and Gintares E. Degesys and wife, Ruta S. Degesys, by Special Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20100726-0058271, in the Register's Office of Davidson County, Tennessee, dated July 23, 2010 and recorded on July 26, 2010.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION PLAT RHYTHM AT MUSIC ROW, as recorded in Instrument No. 20080402-0033103.
* 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 Condominium of record in Instrument No. 20070725-0088390, amended in 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, Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780, Instrument No. 20200707-0073280 and Instrument No. 20200707-0073281; 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.

* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060331-0036680.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Arts Center Redevelopment Plan recorded in Book 10965, Page 404 and being Amended in Book 11625, Page 252.
* Easement for Right of Way, recorded in Instrument No. 20070430-0050890.
* Easement for Grant, recorded in Instrument No. 20161021-0111269.
* Driveway Agreement as set forth in instrument recorded in Instrument No. 20030131-0014020.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070423-0047689.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1510 Demonbreun Street, #505, Nashville, TN 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 16th day of December, 2025.

Rhythm, LLC, a Tennessee Limited Liability Company

By:_____
John Bishop, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

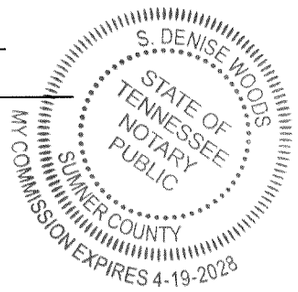
Before me, S. Denise Woods of the state and county mentioned, personally appeared John Bishop, of Rhythm, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Rhythm, LLC, the within named bargainor, a Limited Liability Company, and that such John Bishop of Rhythm, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized.

Witness my hand and seal, at office in Davidson County, TN, this 16th day of December, 2025.

S. Denise Woods
Notary Signature

Printed Name:_____

My commission expires:_____



True Copy Certification

I, **Denise Woods,** 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 this the 16 day of December, 2025.

Denise Woods
Affiant Signature
Date 12-16-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

