File 33446-8 Box 14

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 437348 **DEEDWARR**
07/14/2020 11:16:12 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20200714-0076858

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $325,000.00.

Affiant

Subscribed and sworn before me this the 13 day of July, 2020.

Notary Public
My commission expires: 4/8/24

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jacob Keisler, Amy Keisler, and Robert Keisler 4107 Edwards Ave Nashville, TN 37216	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	061-10-0 048.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWARDS STREET RENTAL, LLC, A TENNESSEE LIMITED LIABILTY COMPANY hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JACOB KEISLER, AN UNMARRIED MAN, AS TO AN UNDIVIDED 50% INTEREST (THE "INDIVIDUAL INTEREST"), AND ROBERT KEISLER, JR. AND AMY KEISLER, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST (THE "ENTIRETY INTEREST"), THE SAID INDIVIDUAL INTEREST AND ENTIRETY INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Southerly 30 feet of Lot No. 138 and the Northerly 35 feet of Lot No. 139, on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Pages 77 through 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Parts of Lots Nos. 138 and 139 front together 65 feet on the Westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Edwards Street Rental, LLC by deed from Debra DiGuglielmo and Susan Shouldis, dated 07/07/2016, of record in Instrument No. 20160725-0076225, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4107 Edwards Ave, Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13 day of July, 2020.

Edwards Street Rental, LLC, a Tennessee limited liability company

BY: DASH Rentals, LLC, as Sole Member

BY: Jenny West Authorized Agent
Jenny West, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Jenny West, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Authorized Agent of DASH Rentals, LLC, a Tennessee limited liability company ("Dash Rentals"), and who further acknowledged, Dash Rentals, to be the Sole Member of EDWARDS STREET RENTAL, LLC, a Tennessee limited liability company the within named bargainor (the "Grantor"), and that she as such Authorized Agent of Dash Rentals acting as Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the Grantor the name of Dash Rentals as Sole Member by herself as such Authorized Agent.

Witness my hand and official seal this 13 day of July, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022