WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 12/11/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Curb Appeal Developments, LLC, a Tennessee limited liability company	Curb Appeal Developments, LLC, a Tennessee limited liability company	081-11-0-336.00 & 337.00
(NAME)	(NAME)	
310 Summit Ave,	310 Summit Ave,	
(ADDRESS)	(ADDRESS)	
Summit, NJ 07901	Summit, NJ 07901	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 467955 **DEEDWARR**
09/01/2020 10:38:05 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200901-0099126

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, **C & D Rental Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curb Appeal Developments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

Land being located in Davidson County, Tennessee being described as follows:

Being the middle part of Lot Number 281 in McGavock and Wetmore's Second Addition to Nashville called the Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said middle part of Lot Number 281 begins 33 1/3 feet North of the Southeast corner of said lot on the Westerly side of 14th Avenue North, formerly Alberta Avenue, and runs thence Northerly with said Avenue, 33 1/3 feet and extends back Westwardly between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to C & D Rental Properties, LLC by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated November 29, 2011, of record in Instrument No. 20111205-0094807, Register's Office for Davidson County, Tennessee.

Tract II

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the North 33-1/3 feet of Lot No. 281 on the Map of McGavock's Plan of Lots, as of record in Book 21, page 41, Register's Office for said County. Said part of said lot fronts 33-1/3 feet on the westerly side of 14th Avenue

North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to C & D Rental Properties, LLC, by Warranty Deed from Erastus Franklin Rhodes and Brenda Annette Merritt and Willie Andren Rhodes Janet Naomi Marie Williams, dated January 6, 2012, of record in Instrument No. 20120111-0003073, Register's Office for Davidson County, Tennessee..

unimproved ☐

This is improved ☑ property, known as 1709 - 1711 14th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 28th day of August, 2020.

C & D RENTAL PROPERTIES, LLC

By: Ashley R. Hicks
Its: Member

By: Clarence Summey
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ashley R. Hicks and Clarence Summey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of C & D Rental Properties, LLC and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

WITNESS my hand and official at Franklin, Tennessee, seal this 28th day of August, 2020.

Notary Public
My Commission Expires: _____

File No.: 32578

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023