WARRANTY DEED

Karen Johnson Davidson County
Batch# 468123 DEEDWARR
09/01/2020 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20200901-0099419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/2/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin G. Paulson	NEW OWNER	PART OF 11400003400
(NAME)	(NAME)	
7645 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Future Rentals, LLC, an Ohio Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Justin G. Paulson, unmarried**, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property in Davidson County, Tennessee, described as follows:

Being a tract of land in the 35th Council District of Davidson County Tennessee, and a portion of that property conveyed to Future Rentals, LLC in DB-20180611 0055559 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 06/26/20 as follows:

Beginning at a point in the center of Old Charlotte Pike, said point being the most northeast corner of the parent parcel; Thence now leaving said centerline passing an existing iron pin 25.00' in the southerly margin S 15°07'21" E, 323.55' to an existing corner post, a common corner of Cecil Ross in DB 7748, PG 195 R.O.D.C.T.; Thence now leaving said Ross with a new line S 26°03'01" E, 464.68' to a point; Thence with a new line S 82°58'39" W, 545.15' to point in the center of Sullivan Hollow Road, a private road; Thence with said center of Sullivan Hollow Road and Sylvan meadows in DB- 20190819 0082604 R.O.D.C.T. for the next five calls: N 19°25'05" E, 144.92'; Thence N 16°18'43" E, 215.22'; Thence N 06°52'54" E, 102.87'; Thence N 14°22'41" W, crossing a small bridge 67.91'; Thence N 05°38'43"E, 256.65' to a point in the center of said Old Charlotte Pike; Thence with said centerline N 76°21'18" E, 126.83' to the point of beginning containing 5.034 acres.

The above described tract is subject to a 30' ingress/egress easement serving the remaining tract of the parent parcel, said easement lying 30' east and parallel to the westerly line of the above described tract.

Being part of the same property conveyed to Future Rentals, LLC by Warranty Deed from James William Shaw, Jr., a single person dated 6/4/2018, of record in Instrument 201806110055559, Register's Office for Davidson County, Tennessee.

The 2020 property taxes will be paid by the seller when they become due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7645 Old Charlotte Pike, Nashville, TN 37209

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 1st day of September, 2020.

Future Rentals, LLC, an Ohio Limited Liability Company

BY: _____
Deborah Ann Paulson, Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah Ann Paulson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be a member of Future Rentals, LLC, the within named bargainor, a Ohio Limited Liability Company, and that she as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of September, 2020.

_____
Notary Public:
My Commission Expires: 7/9/22

JILL L. SWICEGOOD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

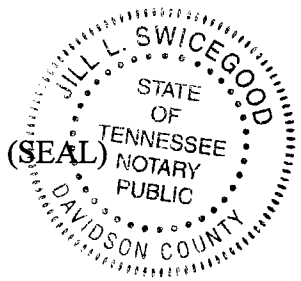
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900