WARRANTY DEED

Karen Johnson Davidson County
Batch# 473520 **DEEDWARR**
09/10/2020 02:02:41 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20200910-0103344

R-VRES-20-337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

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)
RADIUS RENTALS, LLC	**Same as New Owner**	
(NAME)	(NAME)	**092-13-0-270.00**
858 Beech Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **PAUL J. LUEHRSEN AND SARALYN W. LUEHRSEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RADIUS RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 all of Lot No. 6, Block 27, on the Map of Subdivision of Plummer Place and part of Blocks No's. 3, 8,13, 18 and 23 in Charlotte Park 2nd Addition to Nashville, of record in Plat Book 161, Page 39, said Registers Office, reference to which is hereby made for a more complete description.

Said Lot No. 6 fronts 50 feet on the Westerly side of Chamberlain Avenue, formerly 38th Avenue North or Center Street, and extends back 155 feet, more or less, on the Northerly line, and 156 1/2 feet, more or less, on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Paul J. Luehrsen and wife, Saralyn W. Luehrsen by Warranty deed from Charles Don Barr as Executor for the Estate of Lucille H. Allen, Deceased, Charles Don Barr and Sherry Kay Edmondson of record in Instrument No. 20131025-0111244 Register's Office for Davidson County, Tennessee, dated October 23, 2013 and recorded on October 25, 2013.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 161, Page 39, 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: **337 Chamberlin Street, Nashville, Tennessee 37209**.

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 8th DAY OF SEPTEMBER, 2020.

Paul J. Luehrsen by Laura Mitchell, Attorney - IN-fact
Paul J. Luehrsen by Laura Mitchell as Attorney in Fact

Saralyn W. Luehrsen by Laura Mitchell, Attorney - IN-fact
Saralyn W. Luehrsen by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAUL J. LUEHRSEN AND SARALYN W. LUEHRSEN, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL J. LUEHRSEN AND SARALYN W. LUEHRSEN.

Witness my hand and official seal, this the 8th of September, 2020.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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