WARRANTY DEED

Karen Johnson Davidson County
Batch# 509500 **DEEDWARR**
11/05/2020 03:20:50 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20201105-0130106

J-SB-CTN-20-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$220,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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)
Suburban Cowboys LLC	**New Owner**	
(NAME)	(NAME)	**70-7-28.00**
2441 Old Fort Pkwy, Ste. Q472		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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, **PROPERTY REHAB SOLUTIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUBURBAN COWBOYS 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 the southerly 200 feet of the easterly 50 feet of Lot No. 24 on the Map of J. S. Spurlock's Lands, not of record, described according to a survey made by Erie Drake, County Surveyor, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the common corner of Lots Nos. 24, 25, 32 and 33, being 200 feet west of the westerly margin of Buena Vista Pike; thence with the line between Lots Nos. 24 and 25, northwardly 200 feet westerly 50 feet; thence southwardly 200 feet to the center of Alice Avenue; thence with the center of said Avenue eastwardly 50 feet to the beginning.

Being the same property conveyed to Property Rehab Solutions, LLC, by Warranty Deed from Cecilia Binkley, recorded January 4, 2017 in Instrument No. 20170104-0001064, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property Boundary Agreement for 1003 & 1005 Alice Street, Nashville, TN of record in Instrument No. 20200916-0105777, Register's Office for Davidson County, Tennessee.
- Subject to 2021 County Property Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Alice Street, Nashville, Tennessee 37218**.

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 30th DAY OF OCTOBER, 2020.

Property Rehab Solutions, LLC

BY: _____
Myles King
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MYLES KING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of PROPERTY REHAB SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of October, 2020.

_____
Notary Public
My Commission Expires: 1-3-23
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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