WARRANTY DEED

Karen Johnson Davidson County
Batch# 558849 DEEDWARR
01/22/2021 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20210122-0009758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 05-03-2021
(AFFIX SEAL)

ANDRE P. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-03-2021

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2020120314

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
CLS Rental Properties, LLC	CLS Rental Properties, LLC	
(NAME) P. O. Box 325	(NAME) P. O. Box 325	2341 Morena Street (m/p 09203020900) and 2223 More
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THOUSAND AND NO/100 Dollars ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN H OTEY, JR, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLS RENTAL PROPERTIES, LLC, 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:

See Exhibit "A"

unimproved ☐
This is improved ☒ property, known as 2223 Morena Street (m/p 09203020700), 2341 Morena Street (m/p 09203020900), Nashville, TN 37208
(House No.) (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.

Executed by my hand this 11th day of December 2020.

John H Otey, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me a, Notary Public, before me personally appeared John H Otey, Jr to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 11th day of December 2020.

Notary Public

My Commission Expires: 05-03-2021

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Exhibit "A"
For Warranty Deed

Tract I

Land in Davidson County, Tennessee, being the Westerly 100 feet of the North half of Lot No. 6 on the Plan of the Subdivision of Lot No. 4 of the Elizabeth Harding Lytle Tract, as of record in Minute Book 25, page 453, Chancery Court at Nashville, and more fully described as follows:

Said part of Lot No. 6 fronts 100 feet on the southerly side of Morena Street and runs back between parallel lines with the easterly margin of 23rd Avenue North, formerly Harrahan Avenue, 161 feet, more or less, to an alley.

Being the same property conveyed to JOHN H. OTEY, JR, by deed from HEATHER OTEY AND JAMES OTEY (ALSO KNOWN AS JAMES R. H. OTEY II), HEIRS AT LAW OF LEON OTEY, of record as Instrument No. 20190801-0076169, dated June 26, 2019, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the Subdivision of Lot No. 4 of the Elizabeth Harding Lytle Tract. Beginning on the southern margin of Morena street at the North East corner of said Lot No. 6 and running westwardly with said street 50 feet; thence, at right angles to said street, southwardly 161 feet more or less to an 12 foot alley; thence, eastwardly with said alley 50 feet to the east boundary line of said Lot No. 6; thence northwardly with said line 161 feet more or less to the beginning as described in Deed, recorded in Deed Book 240, page 322, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to JOHN H. OTEY, JR, by deed from HEATHER OTEY AND JAMES OTEY (ALSO KNOWN AS JAMES R. H. OTEY II), HEIRS AT LAW OF LEON OTEY, of record as Instrument No. 20190801-0076170, dated June 26, 2019, said Register's Office.

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023