Karen Johnson Davidson County
Batch# 580178 DEEDWARR
03/01/2021 10:27:40 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20210301-0025223

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Clifford R. Simpson
4701 E Northview Ave
Terre Haute, IN 47805

SEND TAX BILL TO:
New Owner

MORTGAGEE
Same New Owner

MAP 103
GROUP 05 0
PARCEL 071.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Real Estate Rentals LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Clifford R. Simpson, Trustee of the Simpson Revocable Trust u/a dtd 11/16/1995**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land Situated in the City of Nashville in the County of Davidson in the State of TN Beginning at a point N. 45 degrees 30 minutes W 56 Feet from the Southeast corner of the property belonging to Clyde H Staggs and wife, Verna Lou and Lewis O. McDaniel and wife, Shirley Ann, as recorded in Book 2964, page 287 in the office of the Register of Deeds, Davidson County, Tennessee; Thence South 76 degrees 20 minutes W 60 feet to a stake; Thence North 13 degrees 40 minutes W. 50 feet to a stake; Thence North 76 degrees 20 minutes East 60 feet to a stake; Thence South 13 degrees 40 minutes East 50 feet to a Stake and the point of beginning. Less and Except any road right of way existing of record.

Being the same property conveyed to Capital Journey LLC by deed from Rubin Lublin TN, PLLC, of record in Instrument No. 20180104-0001353, Register's Office for Davidson County, Tennessee. Further conveyed to 1 Public Homes LLC by Quitclaim Deed from Capital Journey LLC, a Tennessee Limited Liability Company, dated January 5, 2018 and filed of record January 8, 2018 in Instrument No. 20180108-0002170, said Register's Office. And further conveyed to Real Estate Rentals LLC by Quitclaim Deed from 1 Public Homes LLC, dated January 27, 2021 and filed of record February 1, 2021 in Instrument No. 20210201-0013920, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years.
2. Matters shown on the recorded plat of Jackson Place, of record in Book 1130, Page 59, said Register's Office.
3. Right-of-Way Easement of record Book 4243, Page 549, said Register's Office.
4. Easement(s) of record Book 2993, Page 128, said Register's Office.

5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is unimproved property known as 0 Watts Terrace, Nashville, Tennessee 37209.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Clifford R. Simpson, Trustee of the Simpson Revocable Trust u/a dtd 11/16/1995**, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this the 12th day of February, 2021.

Real Estate Rentals LLC, a Tennessee limited liability company

Eric Sox

By: Eric Sox, MANAGER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **MANAGER** of **Real Estate Rentals LLC, a Tennessee limited liability company,** the within named bargainor, **Eric Sox,** and that he as such MANAGER, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such MANAGER.

WITNESS my hand and official seal at office this 12th day of February, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of February, 2021.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~ January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY