Karen Johnson Davidson County
Batch# 632969 DEEDWARR
05/11/2021 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20210511-0063144

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

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ADDRESS NEW OWNER:
Autumn Andrady
8202 Foxview Court
Brentwood TN 37027

SEND TAX BILL TO:
New Owner

MAP 118
GROUP 13 0
PARCEL 226.00

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# 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 **Autumn Andrady, married**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davivdson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot NO. 2 on the plan Noel Green, as of record in Plat Book 6250, page 804 Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to CH & CH LLC by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated November 6, 2019 and filed for record November 19, 2019 in Instrument No. 2019111-0119251, Register's Office for Davidson County, Tennessee. Further conveyed to Real Estate Rentals LLC, a Tennessee limited liability company, by Quitclaim Deed from CH & CH LLC, a Tennessee limited liability company, dated July 31, 2020 and filed of record September 4, 2020 in Instrument No. 20200904-0101142, said Register's Office.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Noel Green, of record in Book 6250, Page 804, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davivdson County.

This is improved property known as 933 Caldwell Lane, Nashville, Tennessee 37204.

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 Autumn Andrady, married, her heirs 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, her 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 our hands this the 6th day of May, 2021.

**Real Estate Rentals, LLC., a Tennessee limited liability company**

Eric Sox Member
By: Eric Sox, Member

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 **Eric Sox,** of **Real Estate Rentals, LLC., a Tennessee limited liability company,** the within named bargainor, Eric Sox, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Company as such Member.

WITNESS my hand and official seal at office this 6th day of May, 2021.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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STATE OF Tennessee )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $1,100,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of May, 2021.

Carmen Coats
NOTARY PUBLIC
My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

# True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022