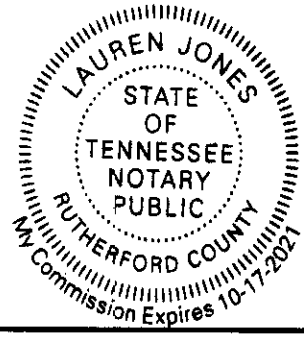
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 10.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TaylorMade Contracting LLC, a Tennessee limited liability company	TaylorMade Contracting LLC, a Tennessee limited liability company	071-11-0-089.00
(NAME)	(NAME)	
919 Oneida Avenue	919 Oneida Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 647087 **DEEDWARR**
06/01/2021 12:39:25 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20210601-0073114

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CLS Rental Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TaylorMade Contracting LLC, a Tennessee limited liability company,** 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:

LAND in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly 50 feet of Lot No. 69 on the Plan of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for said County, described partly according to a survey made by Hal R. Swann, Jr., Surveyor, March 2, 1996 as follows:

SAID part of Lot No. 69 fronts 50 feet on the southerly margin of Edith Avenue and runs back 154 feet on the easterly line and 154.5 feet on the westerly line to the northerly margin of an alley measuring 50 feet thereon.

BEING the same property conveyed to CLS Rental Properties, LLC by Warranty Deed dated July 28, 2016 from Mohammed Forazdaq Al Masyabi, of record in Instrument No. 20160801-0079085, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 161, page 38; Any matters according to a survey made by Hal R. Swann, Jr., Surveyor, March 2, 1996; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 300 C Edith Avenue, Nashville, TN 37207
(House Number) (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.

Witness my/our hands this 26th day of May, 2021.

CLS Rental Properties, LLC, a Tennessee limited liability company (formerly known as CLS Investment Properties, Inc., a Tennessee corporation)

By: Clarence Summey
Its: Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Clarence Summey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of CLS Rental Properties, LLC, a Tennessee limited liability company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 26th day of May, 2021.

Notary Public
My Commission Expires: _____

File No.: 34373

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires