Karen Johnson Davidson County
Batch# 650443 DEEDWARR
06/07/2021 11:46:17 AM 2 pgs
Fees: $13.00 Taxes: $6,974.50



20210607-0075894

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1483

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Miller 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 **Music Row Developments, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Plan of O.B. Hayes Plan of Large Lots of record in Plat Book 21, Page 87, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point 197' 3" North of Edgehill Avenue on 17th Avenue, South, running thence with said 17th Avenue, 50' northwardly; thence at right angles 158' westwardly to an alley; thence running southwardly 50' with said alley; thence eastwardly 158' to 17th Avenue and point of beginning.

Being the same property conveyed to Ira C. Waddey Jr. and Ann M. Waddey, husband and wife by Warranty deed from Nashville Boys, LLC of record in Instrument No. 20130225-0018392 Register's Office for Davidson County, Tennessee, dated February 20, 2013 and recorded on February 25, 2013.

Being the same property conveyed to Miller Rentals, LLC, a Tennessee limited liability company by Warranty deed from Ira C. Waddey, Jr. and Ann M. Waddey, husband and wife of record in Instrument No. 20181129-0116381 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 29, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1107 17th Avenue South, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Music Row Developments, LLC 1101 17th Avenue South Nashville, TN 37212	NEW OWNER	104-04-0-108.00

WITNESS THE EXECUTION HEREOF this 4th day of June, 2021.

Miller Rentals, LLC, a Tennessee limited liability company

Member
Donald Miller, Member

Member
Elizabeth Miller, Member

State of Tennessee)
County of Davidson)

On this 4th day of June, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Donald Miller and Elizabeth Miller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Members of the maker, Miller Rentals, LLC that is authorized by the maker to execute this instrument, and that they have executed this ~~instrument on behalf~~ of Miller Rentals, LLC as Members.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,885,000.00.**

Affiant

Sworn and subscribed before me on this the 4th day of June, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN