WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12773-AP

Karen Johnson Davidson County
Batch# 680935 DEEDWARR
07/21/2021 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20210721-0098077

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **499,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/16/2021** Notary Public MY COMMISSION EXPIRES: 5/2/22 (AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CHARLES D LIGHTSEY Commission Expires 05-02-2022

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3901

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ladd Caldwell and Chelsey DePriest	New Owner	**070-09-0N-001.00**
(NAME) **3205 Lincoln Avenue**	(NAME)	
(ADDRESS) **Nashville, TN, 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Property Rehab Solutions, LLC, a Nevada Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ladd Caldwell, an unmarried person and Chelsey DePriest, an unmarried person, as as joint tenants with right of survivorship** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Unit No. A on the Plan of Homes at 3205 Lincoln, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Homes at 3205 Lincoln, of record in Instrument No. 20200629-0070342, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Property Rehab Solutions, LLC, a Nevada Limited Liability Company by Deed dated December 9, 2019 from Ernest Hill, recorded December 13, 2019, in Instrument Number 20191213-0128686, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3205 Lincoln Avenue, #A, Nashville, TN 37218**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **16th** day of **July, 2021**.

Property Rehab Solutions, LLC,

Myles S. King, Member

Ligia Janeth Harper

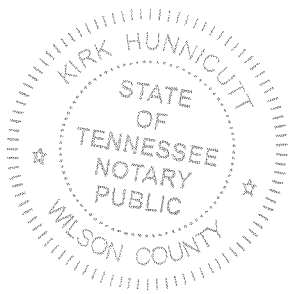
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Myles S. King and Ligia Janeth Harper, whom I am personally acquainted and who upon their oaths acknowledged themselves to be the members and they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Property Rehab Solutions, LLC

WITNESS my hand and official seal this the ~~16th day~~ of **July, 2021**

NOTARY

MY COMMISSION EXPIRES: 2/22/22



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 07/16/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/16/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 **day of** July **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM