(1)

Karen Johnson Davidson County
Batch# 688972 **DEEDWARR**
08/02/2021 02:05:14 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20210802-0103606

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: November 8, 2021

(AFFIX SEAL)

BETTE SHULMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 8, 2021

Mail to

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
CLS Rental Properties, LLC, a Tennessee limited liability company	CLS Rental Properties, LLC, a Tennessee limited liability company	060-01-0-170.00
(NAME)	(NAME)	
709 South Summerfield Drive	709 South Summerfield Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Eunice J. Hyde, surviving tenant by the entirety,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS Rental Properties, 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, Tennessee, being Lot No. 106 on the Plan of Golden Valley Estates, Section One, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 106 fronts 54.47 feet on the northerly margin of Ewingdale Drive and extends back 143.93 feet on the westerly line and 133.53 feet on the easterly line to a dead line in the rear measuring 62.5 feet thereon.

Being a portion of the property conveyed to Eunice J. Hyde and wife, Reta L. Hyde, by Warranty Deed from H. T. Cobb, Sr., dated October 29, 1986, of record in Book 7026, page 655, Register's Office for Davidson County, Tennessee. Reta L. Hyde died on June 18, 2003; whereupon, Eunice J. Hyde became the sole owner of said property as the surviving tenant by the entirety.

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 Plat Book 4175, page 142; Restrictions of record in Book 4447, page 108 and Book 4447, page 594; **all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 3120 Ewingdale Drive, 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 hand this 28th 29th day of July, 2021.

Eunice J. Hyde

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Eunice J. Hyde, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th 29th day of July, 2021.

Notary Public
My Commission Expires: November 8, 2021

File No.: 34701

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021