Karen Johnson Davidson County
Batch# 698700 **DEEDWARR**
08/17/2021 09:43:15 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210817-0110847

WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Expires 05-02-2022

W-BMR-21-1859

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Classic Mobile Mechanic, Inc.	**New Owner**	
(NAME) **4704 Miners CV**	(NAME)	**135-00-0-339.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAYBRO-FALKE, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLASSIC MOBILE MECHANIC, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I

Land lying and being in the 2nd Civil District of Davidson County, Tennessee and described according to an unrecorded survey made by John D. McCormick, December 3, 1975 as follows to wit:

Beginning at a concrete monument in the westerly margin of Reynolds road, said point being the southeast corner of the property conveyed to J. B. Walker and wife by deed of record in Book 699, page 723, Register's Office for Davidson County , Tennessee; thence along a fence, North 65 degrees 31 minutes West 496.30 feet to an iron pin; thence South 0 degree 32 minutes West 193.50 feet to an iron pin; thence South 76 degree 12 minutes East 148.90 feet to an iron pin; thence North 43 degrees 36 minutes East 103.75 feet to an iron pin; thence South 65 degrees 31 minutes East 261.00 feet to an iron pin in the westerly margin of Reynolds Road; thence North 9 degrees 30 minutes East along the westerly margin of Reynolds Road 50.00 feet to the point of beginning.

Tract II

Land in the 2nd Civil District of Davidson County, Tennessee and described according to an unrecorded survey made by John D. McCormick 12-3-75 and revised 7-24-82, as follows:

Beginning at an iron pin in the westerly margin of Reynolds Road; said point be3ing the southeast corner of the property conveyed to Roy A. Redferrin and wife, Beverly A. Redferrin by deed from Willie Belle Jones (Book 4986 PG 243) Register's Office of Davidson County Tennesse; by divorce decree of record in Book 5726 page 842, Register's Office of Davidson County, Tennessee, said property was vested in Beverly Young Redferrin; thence South 9 degrees 30 minutes West, along the westerly margin of Reynolds Road, 91.8 feet to an iron pin; thence leaving Reynolds Road, North 70 degrees 03 minutes West, 461.0 feet to an iron pin in a fence line, same being the southwest corner of the Redferrin property referred to above; thence South 76 degrees 12 minutes East, 148.90 feet to an iron pin; thence North 43 degrees 36 minutes East, 103.75 feet to an iron pin; thence South 65 degrees 31 minutes East, 261.00 feet to the point of beginning, containing 0.68 acres, more or less.

Being the same property conveyed to Taybro-Falke, LLC by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Beverly Young Conn of record in Instrument No. 20200720-0079500 Register's Office for Davidson County, Tennessee. dated June 30, 2020 and recorded on July 20, 2020 and Scrivener's Affidavit recorded on August 14, 2020 in Instrument No. 20200814-0091441.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years.
- Property Standards Order For Demolition or Removal of Structure of record in Instrument Number 20210528-0072174, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1859 Reynolds Rd, Nashville, Tennessee 37217**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hand(s) this the 21st DAY OF JULY, 2021.

Taybro-Falke, LLC

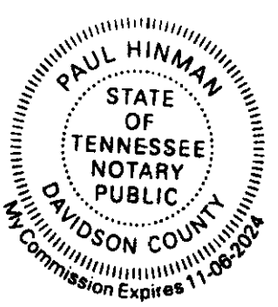
BY:_____
Thomas A. Pannell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS A. PANNELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TAYBRO-FALKE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212