# WARRANTY DEED

Karen Johnson Davidson County
Batch# 698732 DEEDWARR
08/17/2021 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20210817-0110887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-30-2024

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
**Garside & Hunter, PLLC**
**1104 Fatherland St.**
**Nashville, TN 37206**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ashland Rentals, LLC** | **New Owner** | |
| (NAME) | (NAME) | |
| **119 Cumberland Street** | | **09107033600** |
| (ADDRESS) | (ADDRESS) | |
| **Ashland City, TN 37015** | | |
| (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/WE, **REGAL HOMES CO., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLAND RENTALS, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 804, Block 135 on the Plan of Plan No. 1, West Nashville of Record in Plat Book 57, Page 74 and 75, 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 Regal Homes Co, a Tennessee Corporation, by Quitclaim Deed from Regal Homes Co., A Tennessee Corporation, of record in Instrument No. 20210407-0045593 in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as: 4903 A Michigan Avenue Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 our hands this the 12th day of August, 2021.

**GRANTOR:**

**REGAL HOMES CO.**

By: _____(SEAL)
Name: Joshua L. Hunter
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of August, 2021, before me personally appeared **Joshua L. Hunter**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Regal Homes Co., the within named bargainor, a Tennessee corporation, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Regal Homes Co., as Authorized Agent.

Witness my hand and official seal, this the 12th day of August, 2021.

_____
NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/12/21.

Date

Affiant Signature

8/12/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of August, 2021.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)