Karen Johnson Davidson County
Batch# 729007 DEEDWARR
10/01/2021 02:59:28 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00

20211001-0132567

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-FB-212205-99-AB

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me this 28th day of September, 2021.

Notary Public
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
MT Rental Properties LLC	New Owner	119-02-0B-001.00
1617 21st Ave. North		
Nashville, TN 37208		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Rose Evelyn Development, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **MT Rental Properties LLC, a Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit Nos. 1, 2, and 3 of Rose and Evelyn Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Rose Evelyn Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 201912230131944 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the Units, Property, Co-Owners, and Tenants of Rose Evelyn Homes contained in said Declaration the Plat file and Exhibit "B" to said Declaration appearing in Instrument No. 201912230131944 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part of the same as though copied herein for a more complete identification and description.

Being the same property conveyed to Rose Evelyn Development, LLC, a Tennessee Limited Liability Company by deed from Craig Turner, Logan Cavender, and Derrick G. Sandoval of record in Instrument No. 20190925-0097563, Register's Office for Davidson County, Tennessee, and dated September 24, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of The Craig Turner, Logan Cavender, and Derrick G. Sandoval Property of record in Instrument No. 20190531-0052135 Register's Office for Davidson County, Tennessee.

2. Stormwater Facilities and Systems Easement of record in Instrument No. 20181119-0113807 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 201912230131944_and amended or of record Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 99 A&B Evelyn Ave, 2205 Miller, Nashville, TN 37210

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of September, 2021.

Rose Evelyn Development, LLC, a Tennessee Limited Liability Company

By: _____
Derrick G. Sandoval, Member

By: _____
Marco Martinez, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance, of the state and county mentioned, personally appeared Derrick G. Sandoval and Marco Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Rose Evelyn Development, LLC, the within named bargainor, a Limited Liability Company, and that such Derrick G. Sandoval and Marco Martinez as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Franklin, TN, this 28th day of September, 2021.

Notary Signature

My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY