Karen Johnson Davidson County
Batch# 735700 DEEDWARR
10/13/2021 02:01:20 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20211013-0137764

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836935** LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-17-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2021. Notary Public My Commission Expires: 10.17.21

WARRANTY DEED

Address New Owner: True Rentals, LLC 205 Demonbreun St Unit 2012 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 09 0 089.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wiley and Wiley LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **True Rentals, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows to wit:

Being Lot No. 17 on the Map of G. E. Jackson's Subdivision of the Marable Lot of record in Book 161, Page 86, Register's Office for said County.

Said lot fronts 39 feet on the North side of Locust Street and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Wiley & Wiley, LLC, by Quitclaim Deed from Robert G. Wiley, Sr., of record in Instrument No. 20130307-0022838, in the Register's Office of Davidson County, Tennessee, dated December 31, 2012 and recorded on March 07, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of G. E. Jackson's Subdivision of the Marable Lot, as recorded in Plat Book 161, Page(s) 86.

This is improved property located at 3010 Indiana Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-TR-21-3010

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2021.

Wiley & Wiley LLC

BY: _____
Robert G. Wiley Jr. Member

BY: _____
Robert G. Wiley, Member

BY: _____
Carolann Wiley, Member

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared, Robert G. Wiley Jr., Robert G. Wiley, and Carolann Wiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, acknowledged themselves to be the members (or other officer authorized to execute the instrument) of Wiley and Wiley, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 30th day of September, 2021.

_____
Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024