Karen Johnson Davidson County
Batch# 774006 DEEDWARR
12/15/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211215-0165481

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $475,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/09/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4756

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rebecca Holtz and Mathew Quinn	New Owner	041-04-0-068.00
4057 Yoest Drive	4057 Yoest Drive	
Nashville, TN 37207	Nashville, TN 37207	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Shields Rentals, LP, a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Holtz and Mathew Quinn, wife and husband

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26, Section 2, Dalemere Subdivision, of record in Book 2854, Page 133, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shields Rentals LP by Warranty deed from Brandon Adams, Trustee for the 4057 Yoest Dr Trust of record in Instrument No. 20210610-0078451 Register's Office for Davidson County, Tennessee, dated June 8, 2021 and recorded on June 10, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4057 Yoest Drive Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 9, 2021.

SHIELDS RENTALS, LP

By: Ben P. Shields, Jr., Trustee of the

Ben P. Shields, Jr. Revocable Living

Trust dated 7/8/1993

Its: General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Ben P. Shields, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of the Ben P. Shields, Jr. Revocable Living Trust dated 7/8/1993, the General Partner of Shields Rentals, LP, a Tennessee limited partnership, and that he, as such, and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this December 9, 2021.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4756

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Emily Manno, 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 12/9/21.

Date

Affiant Signature

12/9/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON