

WARRANTY DEED

Karen Johnson Davidson County
Batch# 787776 **DEEDWARR**
01/11/2022 03:10:39 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220111-0003693

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jim Waechter, Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4200-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ashland Rentals LLC	NEW OWNER	09106034000
(NAME)	(NAME)	
119 Cumberland Street		
(ADDRESS)	(ADDRESS)	
Ashland City TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I. BRUCE PEERY, UNMARRIED, 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. 1408 and Lot No. 1410 of Block No. 22 on Plan No. 2, West Nashville, as of record in Plat Book 57, Page 172, in the Register's Office for the said County.

Said Lot No. 1408 fronts 25 feet and Lot No. 1410 fronts 25 feet, together front 50 feet, more or less, on the Southerly side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bruce Peery, unmarried by Warranty deed from Janet F. Brown and Terrance L. Brown, both unmarried of record in Instrument No. 20111205-0094510 Register's Office for Davidson County, Tennessee, dated December 02, 2011 and recorded on December 05, 2011.

unimproved ☐
This is improved ☒ property, known as 5505 Louisiana Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 this 7th day of January, 2022.

Bruce Peery

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Perry, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand this 7th day of January, 2022.

Notary Public

My Commission Expires: 1-8-24

