STATE OF Tennessee
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of February, 2022.

Notary Public
MY COMMISSION EXPIRES:
File No. 22-15170

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Karen Johnson Davidson County
Batch# 814093 DEEDWARR
03/02/2022 02:57:49 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220302-0023882

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nashville Vacation Rentals LLC (NAME)	New Owner (NAME)	119-5-73.00
1722 14th Ave. S. Unit D (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Patty Lousie Alexander, an unmarried woman and Martha Belle Alexander, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Vacation Rentals LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being the westerly 50 feet of Lot No. 9 on the map of W.F. Davis' Subdivision of Block No. 22 Cumberland Nurseries, as of record in Book 332, Page 25, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50 feet on the northerly side of Elberta Street and runs back between parallel lines with the easterly margin of Burbank Avenue 238 feet to an alley.

Being the same property conveyed to Patty L. Alexander and Martha B. Alexander by Quit Claim Deed dated April 29, 1974 from Helen Wilson, Willie C. Alexander, and Walter B. Alexander, recorded May 7, 1974 in Record Book 4813, Page 64, in the Register's Office for Davidson County, Tennessee.

The said Patty Louise Alexander and Patty L. Alexander are one and the same person.
The said Martha Belle Alexander and Martha B. Alexander are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signatures of Patty Louise Alexander and Martha Belle Alexander are signed by their duly appointed Attorney-in-fact William Albert Wilson, pursuant to the Power of Attorney recorded in Book _____, pages 20220302-0023888 and Book _____, pages 20220302-0023891, said Register's Office.

This is improved property, known as 230 Elberta Street, 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 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. Whenever 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/our hand(s) this 24th day of February, 2022.

Patty Louise Alexander by William Albert Wilson, her attorney-in-fact
Patty Lousie Alexander by William Albert Wilson, her Attorney-In-Fact

Martha Belle Alexander, by William Albert Wilson, her attorney-in-fact
Martha Belle Alexander by William Albert Wilson, her Attorney-In-Fact

---

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of February, 2022, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named, William Albert Wilson, attorney-in-fact for Patty Louise Alexander, with whom I am personally acquainted, and who acknowledged that William Albert Wilson executed the within instrument for the purposes therein contained, and who further acknowledge that William Albert Wilson is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of February, 2022.

Preston D Matthews
Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of February, 2022, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named, William Albert Wilson, attorney-in-fact for Martha Belle Alexander, with whom I am personally acquainted, and who acknowledged that William Albert Wilson executed the within instrument for the purposes therein contained, and who further acknowledge that William Albert Wilson is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of February, 2022.

Preston D Matthews
Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066