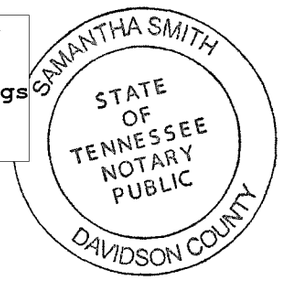
WARRANTY DEED

Karen Johnson Davidson County
Batch# 820148 DEEDWARR
03/11/2022 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20220311-0028436



File No. EM-22-2093

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 1-11-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Rental Holdings, LLC	Music City Rental Holdings, LLC c/o Wagon Wheel Title	
(NAME) 204 S. 11th Street	(NAME) 204 S. 11th Street	043-01-0-119.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Brandon Adams, Trustee of The 114 Sarver Ave Trust dated September 02, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Rental Holdings, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being part of Lot B on the Revised and Corrected Map of W. P. Ready's Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for said county, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, dated May 18, 1959, as follows: Beginning at a point in the South margin of Sarver Avenue, formerly Madison Avenue, 240 feet East of the East margin of Pierce Avenue, as established by Decree of record in Minute Book 54, Page 554 of the Third Circuit Court; thence with the margin of Sarver Avenue, Easterly 60 feet to a point; thence Southerly 200 feet to a point; thence Westerly 60 feet to a point; thence Northerly 200 feet to the point of beginning.

Being the same property conveyed to Brandon Adams, Trustee of The 114 Sarver Ave. Trust dated September 02, 2021 by Warranty deed from Anthony Robbins, Melissa Hope Bills, and Chase Ashton Hall, devisees under the Last will and Testament of Joyce Ann Hall of record in Instrument No. 20210917-0125063 Register's Office for Davidson County, Tennessee, dated September 02, 2021 and recorded on September 17, 2021.

This is property more commonly known as 114 Sarver Avenue, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 1st day of March, 2022.

The 114 Sarver Ave Trust dated September 02, 2021

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Brandon Adams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the 114 Sarver Ave Trust dated September 02, 2021, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 1st day of March, 2022.

_____
Notary Signature
My commission expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **March 1, 2022**.

Affiant Signature

March 1, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

1st day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON