Karen Johnson Davidson County
Batch# 822542 DEEDWARR
03/15/2022 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220315-0029958

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/02/2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $260,000.00 Affiant Subscribed and sworn to before me, this the 4th day of March, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Music City Rental Holdings, LLC	New Owner(s)	043-15-0-032.00
1320 Stratford Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREE LEON KELLY, PATRICK E. KELLY, ANDREW JASON KELLY, JR., AND AUNDREUS J'VEONTAY OTEY**, HEREINAFTER CALLED THE GRANTOR(S), 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(S), HIS/HER/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. 51 on the Plan of Rainbow Terrace Subdivision, Section V of record in Plat Book 2133, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gree L. Kelly, Jr. and wife, Tina Kelly by Warranty deed from Nicholas S. Barrass, Jr., and wife Barbara M. Barrass of record in Book 9904, page 176, Register's Office for Davidson County, Tennessee, dated December 29, 1995 and recorded on December 29, 1995.

Being the same property conveyed to Dora A. Kelly, an unmarried woman by Warranty deed from Gree L. Kelly, Jr. and wife, Tina Kelly of record in Instrument No. 20040416-0042856, Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on April 16, 2004.

Dora A. Kelly died intestate on September 03, 2021, survived by her two sons, Gree Leon Kelly, Patrick E. Kelly, Andrew Jason Kelly, Jr., and the heirs of a child that pre-deceased her, Aundreus J'Veontaye Otey, each with a 1/4 undivided interest, per Affidavit of Heirship recorded in Instrument no. 20211220-0167835 in the Register's Office for Davidson County, Tennessee.

Ammended Affidavit of Heirship recorded in Instrument No. 20220225-0021607 in the Register's Office for Davidson County, Tennessee, correcting aforementioned heirs' interest in property as follows: Gree Leon Kelly, as to a 1/3 interest, Patrick E. Kelly, as to a 1/3 interest, Andrew Jason Kelly, Jr., as to a 1/6 interest and Aundreus J'Veontaye Otey, as to a 1/6 interest.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 108 Randy Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of March, 2022.

Gree Leon Kelly

Patrick E. Kelly

Andrew Jason Kelly, Jr.

Aundreus J'Veontay Otey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gree Leon Kelly, Patrick E. Kelly, Andrew Jason Kelly, Jr. and Aundreus J'Veontay Otey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of March, 2022.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/08/2022 ____ (date of document).

Affiant Signature

03/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025