Karen Johnson Davidson County
Batch# 824624 DEEDWARR
03/18/2022 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $6,142.00
20220318-0031591

WARRANTY DEED

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

File No. AT-22-2147

STATE OF TENNESSEE Williamson
COUNTY OF ~~DAVIDSON~~ HG
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 3/15/25
(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
SLE Tennessee Rentals LLC	SLE Tennessee Rentals	
(NAME) 1501 Villa Place	(NAME) 236 Irishtown Road	104-08-0-379.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Fairfield PA 17320	
(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, **Philip E. Flores, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SLE Tennessee Rentals 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Robinson Realty Company's Subdivision of the East part of Lot No. 48 in O. B. Hayes Rokeby Addition, of record in Plat Book 547, Page 24, 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 Thomas J. Osborne and John T. Osborn, both unmarried as joint tenants with the right of survivorship by Warranty Deed from Jonathan K. Payne, unmarried, of record in Instrument No. 20070410-0042585, Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 10, 2007.

Being the same property conveyed to William T. Chapman, IV, Trustee of the 1501 Villa Place Trust dated March 22, 2016 by Quitclaim Deed from Thomas J. Osborne and John T. Osborne, whose last name was misspelled in the prior conveyance and is one and the same as John T. Osborn, as joint tenants, of record in Instrument No. 20160426-0040324, Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on April 26, 2016.

Being the same property conveyed to Villa Place, LLC, a Tennessee limited liability company by Quitclaim Deed from William T. Chapman, IV, Trustee of the 1501 Villa Place Trust dated March 22, 2016 of record in Instrument No. 20190910-0091235, Register's Office for Davidson County, Tennessee, dated August 31, 2019 and recorded on September 10, 2019.

Being the same property conveyed to Philip E. Flores, a married man by Warranty deed from Villa Place, LLC, a Tennessee limited liability company of record in Instrument No. 20210308-0030177 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 08, 2021.

The property was not a martial residence.

Being also known as 1501 Villa Place Nashville, Tennessee 37212.

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 8th day of March, 2022.

Philip E. Flores

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2022, before me personally appeared Philip E. Flores, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of March, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Joshua A. Terry, 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 3-8-22.

Affiant Signature

3-10-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-10-22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON