Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before 31st day of March, 2022.

Notary Public
My Commission Expires: 1.23.23

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 833789 DEEDWARR
04/04/2022 10:01:32 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20220404-0038499

File No.: 2022-282

Address of New Owner:	Send Tax Bills to:	Tax Information:
Music City Rental Holdings, LLC	New Owner	
1520 STRATFORD AVE		061-06-0-165
NASHVILLE TN 37216		

WARRANTY DEED

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 hereby acknowledged, we

Carolyn D. Kennedy-Hunter and John Hunter, Jr

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Music City Rental Holdings, LLC

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being Lot No. 1 on the Resubdivision of Lot No. 248 and a portion of Lot No. 249 of Maplewood Heights, Second Addition, of record in Book 5190, page 367, Register's Office for Davidson County, Tennessee.

Beginning at the corner of Lots No. 1 & 2 on the southerly side of Maplewood Lane and extending back between said two lots southerly 249.75 feet; thence South 74° 42' 59" East 87 feet to the easterly margin of Hutson Avenue; thence with the same northerly 236.01 feet to the beginning of a curve; thence around said curve northwesterly 43.74 feet to the southerly margin of Maplewood Lane; thence with the same westerly 58.48 feet to the point of beginning.

Being the same property conveyed to John A Hunter, Sr., unmarried and Carolyn D. Kennedy, unmarried by Deed dated September 12, 1986 from May W. Parker, unmarried, recorded September 22, 1986, in Book 6986, Page 105, in the Official Records of Davidson County, Tennessee. The said John A. Hunter, Sr. and Carolyn D. Kennedy had since married on 8/17/89 and she goes by Carolyn D. Kennedy Hunter and Carolyn D. Hunter (she is one and the same). John A. Hunter has since died on 9/3/2003 intestate, leaving Carolyn D. Hunter his spouse and John Hunter, Jr., his son as his only heirs at law as evidenced by Affidavits of Heirship of record in Instruments Nos. 20220404-0038497 and 20220404-0038498, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is __xx__ improved _____unimproved property located at 628 Maplewood Lane, Nashville, TN 37216.

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 hands this 31st day of March, 2022.

Carolyn D Kennedy Hunter
Carolyn D. Kennedy-Hunter

John Hunter, Jr.
John Hunter Jr

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carolyn D. Kennedy-Hunter and John Hunter Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 31st day of March, 2022.

Notary Public at Large

My Commission Expires: 12323

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY