Karen Johnson Davidson County
Batch# 838814 DEEDWARR
04/13/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20220413-0042548

When recorded, return to:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-16006-KS-s

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Subscribed and sworn to before me, this the 1st day of April, 2022.

Notary Public
My Commission Expires: 09/02/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Rental Holdings, LLC, a Tennessee limited liability company 1320 Stratford Avenue Nashville, TN 37216	NEW OWNER	069 04 0 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Kathryn Gant, an unmarried woman, 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), 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 the Northerly 97.5 feet of Lot No. 12, Block "EE" on the Revised Map of Fairview Subdivision as of record in Book 1130, Page 54 said Register's Office for said County, and described partially from a survey by Ralph W. C. Lambert, Surveyor, dated September 11, 1961, as follows:

Beginning at a point at the Easterly margin of Southview Road at the common front corner of Lots Nos. 11 and 12; thence with the line between said lots 11 and 12 Eastwardly 375 feet to a point, the common rear corners of said lots; thence Southwardly 100 feet to the Southeast corner of Lot No. 12; and the Northeast corner of the property conveyed to J. C. Hardin, et ux, by deed from Mattie T. Jones of record in Book 3286, Page 181, said Register's Office; thence with Hardin's North line Westwardly 277.1 feet to an iron pin located 6 feet North of the South line of Lot No. 12; thence Southwestwardly 98.1 feet to a point in the Westerly margin of Southview

Road, the same being 2.5 feet North of the Southwest corner of Lot No. 12; thence with said margin of said Road, Northwardly 97.5 feet to the point of beginning.

Being the same property conveyed to Kathryn Gant, unmarried, by Warranty Deed from Rick W. Orman and wife, Lisha W. Orman, of record in Instrument No. 20070906-0107008, in the Register's Office of Davidson County, Tennessee, dated August 30, 2007 and recorded on September 06, 2007.

This is improved property located at: **3916 Southview Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2022.

GRANTOR:

Kathryn Gant

Kathryn Gant

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathryn Gant, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2022.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 10/23/2023

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 04/06/2022 ____ (date of document).

Affiant Signature

04/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of April, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025