Karen Johnson Davidson County
Batch# 840438 DEEDWARR
04/18/2022 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20220418-0044085

Name and Address of New Owner:
Music City Rental Holdings, LLC
2604 Colbert Drive
Nashville, TN 37206

Send Tax Bills To:
Music City Rental Holdings, LLC
1320 Stratford Avenue
Nashville, TN 37216

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 084 01 0 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Julie Michelle Hoover and Mitchell Thomas Caruthers, Co-Executors of the Estate of Doris W. Caruthers**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Rental Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Rosebank Court, of record in Book 3106, Page 72, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 6 fronts 80 feet on the North side of Colbert Drive and extends back between lines 196.5 feet on the East line and 200.5 feet on the West line to a dead line in the rear on which it measures 91.2 feet.

Being the same property conveyed to Doris Wiles Joyce, by Quit Claim Deed from George P. Joyce, of record in Book 8375, Page 800, in the Register's Office of Davidson County, Tennessee, dated June 17, 1991 and recorded on June 17, 1991. ***The said Doris Wiles Joyce (also known as Doris W. Caruthers) being deceased as of December 08, 2021 (also see Probate at Case No. 22P-100).***

Being the same property conveyed to Doris Wiles Joyce and husband, George P. Joyce, as tenants by the entirettes, by Deed to Create an Estate by the Entireties, from Doris Wiles Joyce, of record in Book 8055, Page 596, in the Register's Office of Davidson County, Tennessee, dated February 12, 1990 and recorded on March 12, 1990.

Being the same property conveyed to Doris Wiles Caruthers (Joyce), by Warranty Deed, from Mitchell Wayne Caruthers, of record in Book 8055, Page 594, in the Register's Office of Davidson County, Tennessee, dated February 12, 1990 and recorded on March 12, 1990.

Being the same property conveyed to Mitchell Wayne Caruthers and wife, Doris Wyles Caruthers, by Warranty Deed, from James E. Balthrop and wife, Dorothy L. Balthrop, of record in Book 3874, Page 340, in the Register's Office of Davidson County, Tennessee, dated March 23, 1965 and recorded on March 26, 1965.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of April, 2022.

Julie Michelle Hoover (SEAL)
Julie Michelle Hoover

Mitchell Thomas Caruthers (SEAL)
Mitchell Thomas Caruthers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2022, before me personally appeared Julie Michelle Hoover and Mitchell Thomas Caruthers, 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 7th day of April, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of April, 2022.

Notary Public
My commission expires:
File No. 2022-4409-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 04/11/2022 ____ (date of document).

Affiant Signature

04/11/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11 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