THIS INSTRUMENT PREPARED BY:
Key Title & Escrow, LLC
406 Frazier Avenue, Suite 110
Chattanooga, TN 37405
NA220003

Karen Johnson Davidson County
Batch# 844466 DEEDWARR
04/25/2022 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20220425-0047152

Address New Owner(s) and Send Tax Bills To:
Music City Rental Holdings, LLC
15200 South River Dr.
Miami, Fl, 33169

Map & Parcel Nos.:
119-13-0-13.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th **day of April, 2022**, by and between **Calvin Richard Withers and Shirley Tindall Withers, Co-Trustees of The Calvin Richard Withers and Shirley Tindall Withers Co-Grantor Trust Dated 12/03/2015**, party of the first part, and **Music City Rental Holdings, LLC, a Tennessee limited liability company** party of the second part,

WITNESSETH: That for and in consideration of **Ten Dollars ($10.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of TN:

All that certain real property located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 62 on the Plan of An addition to and a revision of Lots Nos 93, 94, 95, 96 and 97 of the H.G. McNabb Subdivision of record in Plat Book 1130, Page 79, in the Register's Office.

Said Lot fronts 75 feet on the West side of Harlin Drive and runs back between lines, 204.5 feet on the North Line, 200.2 feet on the South line a Dead line on which it measures 75.12 feet.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 79, Register's Office for Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Restrictions of record in Book 1333, Page 387, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Being the same property conveyed to Calvin Ben Withers and wife, Mary C. Withers by Warranty deed from Harry E. Welch, Jr., and wife, Rebecca Reed Welch of record in Book 1517, page 483, Register's Office for Davidson County, Tennessee, dated August 12, 1947 and recorded on September 04, 1947.

Being the same property conveyed to Calvin Ben Withers by Quitclaim deed from Mary C. Withers of record in Book 10329, page 784, Register's Office for Davidson County, Tennessee, dated January 24, 1997 and recorded on January 27, 1997.

By Affidavit of Inheritance and his will of record in Instrument No. 20040102-0000698. he devised his interest to the Withers Family Trust for the benefit of his wife, Mary C. Withers, for life, and upon her death to his son, Calvin Richard Withers. Mary C. Withers died on December 14, 2001, vesting title solely in Calvin Richard Withers.

And also being the same property conveyed to Calvin Richard Withers and Shirley Tindall Withers, Co-Trustees of The Calvin Richard Withers and Shirley Tindall Withers Co-Grantor Trust Dated 12/03/2015 by Warranty deed from Calvin R. Withers of record in Instrument No. 20180621-0059909 Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 21, 2018.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Calvin Richard Withers and Shirley Tindall Withers, Co-Trustees of The Calvin Richard Withers and Shirley Tindall Withers Co-Grantor Trust Dated 12/03/2015

By: _____
Calvin Richard Withers, Trustee

By: _____
Shirley Tindall Withers, Trustee

STATE OF Missouri

COUNTY OF Jackson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Calvin Richard Withers and Shirley Tindall Withers, Co-Trustees of The Calvin Richard Withers and Shirley Tindall Withers Co-Grantor Trust Dated 12/03/2015** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 8th **day of** April **, 2022.**

_____
Notary Public

My commission expires: 10/23/22

WEBBER THOMAS BENNETT
Notary Public - Notary Seal
Cass County - State of Missouri
Commission Number 18455247
My Commission Expires Oct 23, 2022

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$230,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant (Key Title Agent)

Subscribed and sworn to before me, this 8th **day of** April **, 2022.**

_____
Notary Public (Key Title Notary)

My commission expires: 12/22/2025

TAYLOR SALGADO
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 12-22-2025

PROPERTY ADDRESS:
3011 Harlin Drive, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Vesta Dunlap, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **04/08/2022** (date of document).

Vesta Dunlap
Affiant Signature

4-15-22
Date

STATE OF TENNESSEE

COUNTY OF HAMILTON

Sworn to and subscribed before me on this 15th day of April, 2022.

Notary

MY COMMISSION EXPIRES: 12/22/2025

