Karen Johnson Davidson County
Batch# 858408 DEEDWARR
05/19/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20220519-0057804

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Carmen Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0777-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Rental Holdings, LLC, a Tennessee Limited Liability Company	Music City Rental Holdings, LLC, a Tennessee Limited Liability Company	133-01-0-180.00
(NAME) 1320 Straford Avenue	(NAME) 1320 Straford Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROBERT J. LUCKETT, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,** HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, 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. 195 and part of Lot No. 197 on the Map of Sunrise Heights, 2nd Addition, a Plan of which is of record in Book 421, Page 46, Register's Office for said County. Said Lot No. 195 and part of Lot No. 197 are more particularly described as follows: Beginning at a point on the North margin of High Street, said point being the Southwest corner of Lot No. 195; Running thence Northwardly 139.6 feet, more or less to a point, on the North margin of Lot No. 197, said point being 14 feet West of the Northeast corner of Lot No. 197; running thence Eastwardly, with the Northerly margin of High Street, Westwardly 50 Feet to the Point of beginning.

Being the same property conveyed to Robert J. Luckett by Warranty deed from Jesse Earl Scruggs, an unmarried man and Emily Hope Lowe, an unmarried woman of record in Instrument No. 20220127-0009923 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 27, 2022.

This is:

unimproved ☐

improved ☒ property, known as 530 High St, Nashville, TN 37211

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 6th day of May, 2022.

Robert J. Luckett

State of Tennessee
County of Davidson

On this 6th day of May, 2022, before me personally appeared Robert J. Luckett, 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 (or person's) free act and deed.

Witness my hand, at office, this 6th day of May, 2022.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 05/12/2022 ____ (date of document).

Affiant Signature

05/12/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12 day of May, 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