Karen Johnson Davidson County Batch# 864546 DEEDWARR 05/31/2022 08:05:30 AM 3 pgs Fees: $18.00 Taxes: $3,071.00 20220531-0062160	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $830,000.00 Affiant Subscribed and sworn to before me, this 23 day of May, 2022. Notary Public My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashland Rentals, LLC	New owner	**10303010700**
	119 Cumberland St.	
	Ashland City, TN 37015	

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 ACKNOWLEDGE, WE,

Ryan Van Nostrand, single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashland Rentals, LLC

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 part Block 18, on the Map of Realty Savings Bank & Trust Company's Revised Plan of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the North margin of Idaho Avenue, 60 feet more or less East of the East margin of 51st Avenue, North, widened, being the Southeast corner of the property conveyed to A.C. Christianson and wife, by deed of record in Book 1579, Page 521, thence with Christianson's East line, Northerly parallel to the East margin of 51st Avenue, North 150 feet to the South margin of an alley; thence with the margin of the same, Easterly 60 feet to the Northwest corner of the property conveyed to Burt Tidwell by deed of record in Book 546, Page 308; thence with Tidwell's West line, Southerly 150 feet to the North margin of Idaho Avenue; thence with the margin of same Westerly, 60 feet, to the beginning.

Being the same property conveyed to Ryan Van Nostrand, a single man, by Warranty Deed from Cody J Schmits and Lane N Schmits, husband and wife, dated March 29, 2019, of record in Instrument No. 20190403-0030276, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5008 Idaho Ave, Nashville, TN 37209.

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 in 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.

_____ Date: 5-23-2022
Ryan Van Nostrand

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ryan Van Nostrand, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Emily Manno, 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 5/23/22.

Date

Affiant Signature

5/23/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of May, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON