Karen Johnson Davidson County
Batch# 869546 DEEDWARR
06/10/2022 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20220610-0066394

WARRANTY DEED

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Ste 214
Nashville, TN 37211, ,

File No.: 2022040083

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
CLS Rental Properties, LLC	CLS Rental Properties, LLC	068-00-0-072.00
(NAME) P. O. Box 325	(NAME) P. O. Box 325	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN H OTEY, JR, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLS RENTAL PROPERTIES, 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 the 13th Civil District of Davidson County, Tennessee, being a portion of Tract 3 of the Donald A. Smith Farm, not of record, and being further described according to a survey made by Campbell Surveying Co., Inc. dated July 27, 1990 as follows:

Beginning at a point in the Northerly margin of Hydes Ferry Pike, said beginning point being Northeasterly 124.57 feet, more or less, from the Southwest corner of said Tract No. 3; thence North 3 degrees East 2,050.00 feet more or less to a point; thence South 88 degrees 47 minutes East 156 feet to a point; the Northeast corner of this tract and the Northwest corner of Richard Marcrum (Instrument No 20040102-0000867, RODC;

formerly Eva Marcrum); thence with Macrum's line South 04 degrees 39 minutes West 2024.00 feet to a point in the Northerly margin of Hydes Ferry Pike; thence along said margin in a Southwesterly direction 124.57 feet, more or less, to the point of beginning, containing 6.5 acres, more or less and being the Easterly one-half of said Tract No. 3.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record in 9677, page 959, said Register's Office.

Being the same property conveyed to JOHN H. OTEY, JR., MARRIED, by deed from VERNON BOND AND WIFE, ELLA B. BOND, of record as Instrument No. 20220208-0014546, dated February 3, 2022, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4748 Ashland City Hwy, Nashville, TN 37218
(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 John H Otey, Jr this 28th day of April, 2022

John H Otey, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2022 before me personally appeared John H Otey, Jr to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 28th day of April, 2022

Commission Expires: 05-05-2025

Notary Public

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 04/20/22

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 04/20/22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 04/20/2022

Notary Public: _____
Jennifer Chandler-Cole

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280