# WARRANTY DEED

Karen Johnson Davidson County
Batch# 877902 DEEDWARR
06/24/2022 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220624-0072834

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES 11-5-2023

(AFFIX SEAL)

JENNIFER CHANDLER COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2023

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: CLS Rental Properties, LLC | SEND TAX BILLS TO: | |
|---|---|---|
| (NAME) | (NAME) | |
| P.O. Box 325 | Same as new Owner | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, **Eunice J. Hyde, a single man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CLS Rental Properties, LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Parcel I – 3200 Batavia Street, Nashville, TN 37209 - M&P 09205020600**

**Land in Davidson County, Tennessee, being the easterly one-half (1/2) of Lot Nos. 1, 2, 3, and 4, of Block 29, on the Map of Fisk University Place, of record in Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee.**

**SAID part of lots adjoin and front together 100 feet on the westerly margin of Thirty-Second (32nd) Avenue North, formerly India Street, and extend back between parallel lines, along the northerly margin of Batavia Street, 75 feet to a dead line.**

**Being the same property conveyed to E. J. Hyde a/k/a Eunice Junior Hyde and wife, Reta L. Hyde, by virtue of that certain Warranty Deed dated September 29, 1995, and being of record at Book 9817, Page 819 in the Register's Office of Davidson County, Tennessee.**

**Reta L. Hyde died June 18, 2003, leaving E.J. Hyde aka Eunice Junior Hyde as the remaining tenant by the entirety.**

**Parcel II – 3202 Batavia Street, Nashville, TN 37209 – M&P 09205020500**

**Being the westerly one-half of Lots Nos. 1, 2, 3 and 4 of Block 29 on the Map of Fisk University Place, as of record in Book 421, Pages 4 and 5, Register's Office for said County, described as follows:**

**Beginning at a point in the northerly margin of Batavia, formerly Zollicoffer Street 75 feet westerly from the northwest corner of 32nd Avenue North, and Batavia Street; running thence westerly along the northern margin of Batavia Street 75 feet to an alley, the southwest corner of Lot No. 1; thence northerly along the easterly line of said alley 100 feet to the northwest corner of Lot No.4; thence along the northerly line of Lot No. 4, 75 feet to a point; thence southerly and parallel with 32nd Avenue, North 100 feet to the point of beginning.**

**Being the same property conveyed to Eunice J. Hyde and wife Reta L. Hyde, by virtue of that certain Installment Deed dated July 11, 1980, and being of record at Book 5623, Page 994 in the Register's Office of Davidson County, Tennessee.**

**Reta L. Hyde died June 18, 2003, leaving Eunice J. Hyde as the remaining tenant by the entirety.**

****Eunice J. Hyde, E. J. Hyde , and Eunice Junior Hyde are all one and the same. ****

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register's Office for Davidson, Tennessee and all other matters of record, including all items set out on any applicable plat of record.**

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 my hand this 6th day of June, 2022.

Eunice J. Hyde

**Eunice J. Hyde**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

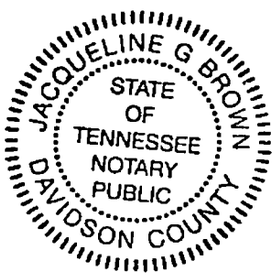
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Eunice J. Hyde**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of June, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25



## 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 June 6, 2022

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: June 7 2022
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on June 7, 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