Karen Johnson Davidson County
Batch# 884323 DEEDWARR
07/06/2022 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220706-0077597

Warranty Deed

MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $540,000.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Louis Reginald Lerebours Jr.	New Owner(s)	120-05-0-173
416 Glenpark Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MUSIC CITY RENTAL HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOUIS REGINALD LEREBOURS, JR., AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5C-9 on the Plan of Section 5-C, Glengarry Park Subdivision of record in Plat Book 3500, Page 54, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5C-9 fronts 90 feet on the southeasterly margin of Glenpark Drive and runs back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to George D. Binkley and wife, Doris Binkley by Warranty deed from Clarence E. Fagan, Jr. and Lura B. Fagan of record in Book 4691, page 516, Register's Office for Davidson County, Tennessee, dated March 20, 1973 and recorded on March 23, 1973.

Doris Binkley, aka Doris M. Binkley became deceased on February 25, 2012, vesting George D. Binkley, aka George David Binkley, as surviving tenant.

Being the same property conveyed to Music City Rental Holdings, LLC, a Tennessee limited liability company by Warranty deed from George D. Binkley, unmarried of record in Instrument No. 20220321-0032176 Register's Office for Davidson County, Tennessee, dated March 02, 2022 and recorded on March 21, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 416 Glenpark Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~29th~~ 30th day of June, 2022.

Music City Rental Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Barbara Weiss, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Music City Rental Holdings LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 June 30, 2022.

Affiant Signature

06/30/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30th day of June, 2022.

Notary Public

Notary's Seal:

