Karen Johnson Davidson County
Batch# 890573 DEEDWARR
07/18/2022 02:49:30 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20220718-0082179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/29/24
(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

File #22-DM-2814-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GTG Rentals, LLC	**SAME**	
(NAME)	(NAME)	
3115 Dona Susana Dr.		**083 15 0 054.00**
(ADDRESS)	(ADDRESS)	
Studio City, CA 91604		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENT COLLE AND FRANCINE COLLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GTG RENTALS, LLC, A KANSAS LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 82, on the Plat of Section Two, Fortland Park, of record in Plat Book 2900, Page 40, in the Register's Office for said County, described as follows:

Said Lot No. 82 fronts 85 feet on the Northerly Margin of Paden Drive and extends back 155 feet on the Easterly and Westerly lines to a line in the rear measuring 85 feet thereon.

Being the same property conveyed to Brent Colle, unmarried, by Warranty Deed from Luvert Glanton, an unmarried woman, of record in Instrument No. 20140710-0060707, in the Register's Office of Davidson County, Tennessee, dated June 30, 2014 and recorded on July 10, 2014.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Fortland Park, as recorded in Plat Book 2900, Page(s) 40.
*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2963, Page 612.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2814 Paden Drive, Nashville, TN 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14th day of July, 2022.

Brent Colle By C. Loy Carney
Attorney In Fact

Brent Colle by C. Loy Carney
His attorney in fact

Francine Colle By C. Loy Carney
Attorney In Fact

Francine Colle by C. Loy Carney
Her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared C.Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Brent Colle and acknowledged that he executed the same as the free act and deed of the said Brent Colle.

Witness my hand, at office, this 14th day of July, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared C.Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Francine Colle and acknowledged that he executed the same as the free act and deed of the said Francine Colle.

Witness my hand, at office, this 14th day of July, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

I Lisa Allard, 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 July 14, 2022.

Lisa Allard, Affiant July 14, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this July 14, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024