Karen Johnson Davidson County
Batch# 891924 DEEDWARR
07/21/2022 11:57:27 AM 2 pgs
Fees: $13.00 Taxes: $1,822.25
20220721-0083616

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $492,500.00.

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2022.

Notary Public

My commission expires:

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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:
Iloire Nye Gregory L. Nye	New Owner(s)	119-07-0-084.00
2512 Mashburn Road		
Nashville, TN 37210		

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 **ILOIRE NYE AND GREGORY L. NYE, A MARRIED COUPLE**, 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 72 on the Map of Laurel Acres Subdivision, Section II, as of record in Book 2133, page 122, said Register's Office.

Said Lot No. 72 fronts 90.3 feet on the southerly side of Mashburn Road, and runs back between lines, 235.7 feet on the easterly side and 206.7 feet on the westerly side to a dead line in the rear measuring 69 feet thereon

Being the same property conveyed to George Anderson and wife, Ella L. Anderson by Warranty deed from Michael D. Maggard, unmarried of record in Instrument No. 20070503-0053070 Register's Office for Davidson County, Tennessee, dated April 16, 2007 and recorded on May 03, 2007.

Being the same property conveyed to Music City Rental Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from George Anderson and wife, Ella L. Anderson of record in Instrument No. 20220328-0035376 Register's Office for Davidson County, Tennessee, dated March 16, 2022 and recorded on March 28, 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 2512 Mashburn Road, Nashville, TN 37210, 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 18th day of July, 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 7 day of July, 2022.

_____
Notary Public

My Commission Expires: 3.3.25

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